

Kumeu Courier

FREE monthly community magazine for Kumeu & surrounding townships



- Safer communities
- Food & beverage
- Home & garden
- Property market report

Kumeu Show 100th in March

Circulation is 10,000 print copies and 3371 opened and read email copies.

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February 2023



Greetings

School's back (between January 31 and February 8) and most of us have already returned to work. COVID is still here (I caught a short dose just before Christmas) and the isolation and rest continued while the weather packed up.

The few sunny days were hot and I hope summer improves without the cyclones we had.

The rain might have kept the water tanks topped up and grass growing for the stock but it can get pretty tedious.

Venturing out on the road was bad – dodging potholes, slick roads and plenty of traffic – with the Road to Zero safety plan starting to look like a joke there were so many killed.

Trains weren't running until mid-January and cycling's no fun anymore, especially with the many speed humps installed to slow traffic and supposedly make roads "safer".

As for speed restrictions and a sea of red cones, it seems the only one's benefitting are police from the fines (yes, our family had plenty of those over the holidays).

Speaking of money, it looks like this year might be tight globally.

Prices are still rising (a few supermarket visits during the break were a shock). Some stuff was in short supply (the weather having an impact there too) and a change of rules around battery hens drove up egg prices – if you could get them!

I'm not tempted to go back to having hens as a result – too costly to feed and look after, especially considering the enclosures (I lost some hens to roaming dogs and afflictions many years back as well).

Meanwhile, plenty of events are on the agenda after a few dire years.

The Extravaganza Fair Summer Tour of music, performances, stalls, rides and food is at the Kumeu Showgrounds on February 18 and 19 – including the Ashton Family Circus and Dylan Daisy's Magic Show.

The Kumeu Show returns to a two-day format on March 11 and 12.

More in this issue.

I'm looking forward to getting out and about as summer picks up, whatever they year throws at us.

Geoff Dobson, Editor



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People & Places

Kumeu Show 100th in March

The Kumeu Show has a big line-up and expects about 15,000 people daily when it celebrates its 100th show on March 11 and 12.

The celebration was delayed last year because of COVID restrictions and returns to a two-day format.

Highlights for the centenary include freestyle motocross (FMX) displays on both days, sheep dog trials, championship shearing and an international woodchopping contest.

Labour Party representatives and National Party leader Christopher Luxon are expected to be among many dignitaries at the show, including Kumeu Agricultural and Horticultural Society patron Chris Penk.

The usual attractions will be there, such as Mahons Amusements carnival rides and games, the giant pumpkin contest, a strongman competition, vintage tractor display and parade, performances, traditional games, a NorWest Heritage display of the show's history, plus baking, art and photography in the sheds.

Bird displays are planned by the Auckland Metro Bird Club and the Auckland Poultry and Pigeon Association.

Farm animals such as alpacas and goats will be on show, while a Farm Zone petting zoo for children to interact with some farm animals under supervision is planned by the Kumeu Small Landowners Association.



Hundreds of trade displays are expected, along with many food trucks, a bar, refreshment stands and much more.

Equestrian events are planned on Sunday March 12 to avoid a clash with the Horse of the Year Show in the Hawke's Bay around the same time.

Tickets will be available through Eventbrite for \$15 adult (14 and over) with those under 14 free - and free showgrounds parking.

The show started in 1921 at the Kinloch property where Western ITM now stands on Kumeu's Main Road (SH16) and the Buckland's saleyards where Z Energy is.

Richard Kinloch was selected first president and honorary veterinarian of the Kumeu Agricultural and Horticultural Show Society, with Steve Hanham the first secretary.

The society's horticultural designation was reputedly the first amongst agricultural societies and showed how important fruit-growing had become in the district in five years.

The first show on Saturday March 19, 1921, saw people arrive by horse and wagon, buggy and cart, or by foot. Tents lined the macrocarpa fences to house the sideshows and competition displays.

The railway meant people could easily visit from all points north and south of the Kaipara line, the society explains on its website.

The Show Dance followed in the Kumeu hall.

In 1927 a tearoom was added to the saleyards, run by the society's women's committee then the Plunket Society until the Kumeu saleyards closed in the 1990s with expansion of the Kumeu-Huapai commercial and industrial development, the yards relocated to near Westgate until they also closed.



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People & Places

The 1942 show was cancelled for the first time in the wake of the Japanese attack on Pearl Harbour during World War II, a "victory show" held in 1946 for all returned servicemen and wives invited to the show and dance free.

Jim Attwood's farm was bought in 1948 for the present showgrounds with the first show held there in 1950 and in 1951 the adjacent farm was purchased and added.

The equestrian arena and track earthworks were completed in 1952.

Some of the property was sold in 1962 to help make the showgrounds debt free and the show dance continued until about 1965.

Further land was sold to the Rodney District Council in 1981 for a district wide community centre.

Robert Sinton was president from 1961 to 1977, and Bill Smith followed as president for the next 19 years.

An Act of Parliament ensured the showgrounds remains independent.

With help of local MPs Dail Jones and Lockwood Smith promoting a Private Member's Bill, the showgrounds was able to continue as normal after re-zoning threatened it in 1986, the Act passed in 1991.

The show expanded to two days in 2002 and was only cancelled again last year due to the COVID pandemic, returning to a one-day format during the restrictions.

Contact show secretary Lizelle Westman at the showgrounds on 09 412 9322 or email info@kumeushow.co.nz for show information.

Purchase your Tickets today by scanning the QR Code.

Jo Aleh 'spare sailor' with Kiwi SailGP team

While Muriwai-raised Jo Aleh has been key in keeping New Zealand's SailGP title hopes alive with a team win in the Plymouth event, she'll be a "spare sailor" for much of the remaining races.

Liv Mackay will race with the team in Sydney on February 18 and 19 and in Lyttelton, Christchurch, on March 18 and 19, although Jo will be with the team at the latter event and as



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a "spare sailor" across the league.

Led by Peter Burling and Blair Tuke, the Kiwi team also won the Singapore event and were at the trophy presentation ashore when lightning hit their boat.

The F50 has been assessed for damage following the strike, losing all its electrical systems as a result.

One of four minders on the boat was discharged from hospital the next day after overnight observation, the sailor reportedly suffering a shock while touching a sail, continuing to be checked by medical staff.

Meanwhile, Jo is also sailing a 49erFX with Molly Meech, aiming to qualify for the 2024 Paris Olympics.

Pothole problems

"Appalled" about the "unsafe" state of some rural roads in his electorate, Kaipara ki Mahurangi MP Huapai-based Chris Penk has noted his concerns to Transport Minister Michael Wood.



Chris describes "deep potholes, ruts and gouges requiring drivers to swerve to the other side of the road to avoid damaging their vehicles", adding that slips have made roads "dangerously narrow" while bare clay on some hilly stretches cause difficulties for school buses and logging trucks.

He says one road was so badly damaged (slumps and cracks) that it needs to be closed for repairs.

Chris says a common theme in correspondence he has received about the issues include requests for effective rural road maintenance "falling on deaf ears" and that any maintenance and fixing underlying issues such as water management tends to usually be ineffective.

He says constituents are asking where their rates money is going and are tired of the same responses and band-aid solutions.

Chris has asked what central Government can do to help, appreciating that local roads are generally a local government responsibility.

Meanwhile, the transport industry is seeking urgent action after Waka Kotahi NZ Transport Agency confirmed it received its highest number of complaints about vehicle damage caused by potholes in the first 10 months of 2022 (555 complaints compared with 421

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in 2021).

Road freight industry group Transporting New Zealand, for instance, wants the Government to take swift action and fund more road maintenance.

"The busy summer holiday period has highlighted just what an appalling state much of our roading network is in," Transporting NZ chief executive Nick Leggett is reported as saying.

"It's not just about road maintenance. We also need the Government to recommit to new roading capacity to ease the strain on our existing network.

"We acknowledge that there are a number of factors beyond the current government's control impacting our road network, but the blame-game isn't going to fix the potholes and stop people's vehicles being damaged."

Wet weather has been blamed for contributing to the road problems, undercutting road surfaces in places.

Some fixes, especially with potholes, have required temporary patching until a better fix can be applied in summer fine weather.

Chris was also behind the "shovel ready" campaign featured in the Kumeu Courier July 2021 issue to highlight "a lack of progress on relieving SH16 congestion", including a bypass, trains, road maintenance and more.

He also headlined the Kumeu Courier May 2022 issue, unhappy with SH16 upgrade delays.

It's now looking like Chris might have to get his shovel out again.

Petrol head heaven at Kumeu

Tens of thousands of people flocked to the Kumeu Showgrounds over three days to view more than a thousand vehicles at the Repco Kumeu Classic Car and Hot Rod Festival.

The 29th hot rod show proved a scorcher - both weatherwise and among the displays and events which included dragster fire ups and a jet car.

Bill and Chrissie Dunn of Coatesville, pictured, took the Best Chev and People's Choice awards with their 1934 Chevrolet - about 20 years after they first won the People's Choice award at the show with a 1959 Impala.



The 1934 Chev took Bill about 15 years part-time to complete after buying the shell and chassis from the US. Much of the rest came from parts he had, many literally off the shelf.

Its engine came from a Chev Camaro, for instance.

Pictured behind the Dunns is "Old Ma" - a 1934 Ford four-door sedan of the type made famous by Bonnie and Clyde of the Barrow gang in the US and restored by Cyril and Karen Southan of Matamata (previously West Auckland and the North Shore).

Cyril worked on Old Ma for five years after buying it from the South Island where it have been largely restored in the 1980s. The Best Vintage award winner has a V8 engine made in Canada, Cyril adding touches including those to make it roadworthy.

To the rear is one of only about five Ford saloon racing cars built.

The festival opened to the public on a Friday for the first time, with Saturday January 21 proving the busiest, the show ending on Sunday with people still taking advantage of the sunny weather to explore the many attractions.

Show rumour has it that it could be one of the last classic car and hot rod shows for Ken Galvin of Kumeu, who co-ordinates the show with wife Desma, the family-run show also involving their daughter Nicole who also does the Very Vintage Day Out - unlikely to be held this year because of last year's washout.

However, Ken aims to stick around for other shows, taking a more behind the scenes role, especially with the big 30th festival coming up next year.

The festival wasn't as badly hit by COVID restrictions as some events, last year's show seeing a slight drop-off in visitor numbers with COVID vaccination passes then required.

This year's show included a NorWest Heritage Society display of area vehicle history such as the Muriwai Beach Car Races for the NZ Motor Cup from 1921, society secretary Bunty Condon also having her 1951 Jowett Jupiter on show.

Paul de Wild took his replica of the steam punk styled The Nevers HBO three-wheeler he built from scratch on trips around the showgrounds has well as having it on display before returning to Tauranga.

Kim Dotcom's pink Cadillac featured in the show sheds as well, up

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People & Places

for auction on Trade Me with \$1 reserve ending Monday January 23.

A working motorcycle made mainly from wood was also an attraction.

Bands, other entertainment and a variety of food stalls were also popular attractions.

Meanwhile, the showgrounds hosts travelling festival The Extravaganza Fair Summer Tour on the weekend of February 18 and 19.

It includes the Ashton Family Circus and Dylan Daisy's Magic Show, the Extravaganza open from 9am to 5pm both days.

The festival also includes music, stalls, rides and food - along with juggler Jeremy Penguin, solar-powered tiny homes, children's games and more.

Lifeguards have busy season

Large visitor numbers are keeping Muriwai Volunteer Lifeguard Service lifeguards on their toes.

"Our guards' focus is on monitoring the patrolled area, along with carrying out preventative actions moving swimmers back into the flags," says MVSL president Jo Cooper.

"With limited volunteer resources it is imperative that people swim between the flags. That way you are going to have a lifeguard nearby who can respond immediately if something happens."

Jo says the club's two jet skis have helped with the service's preventative work and are a fast response asset for rescues when required.

She thanks volunteers for watching at the beach on weekends, and also the paid lifeguards (PLS) on patrol weekdays during the season.

Some of the PLS members and visiting California lifeguards enjoyed a lunch at the Muriwai Surf Club provided by chef 'Shorebreak'.

The Muriwai club's sports teams had great success at recent competition events.

The Meerkittens boat crew took gold and silver in the Owen Chapman Cup at Red Beach and the third round of the New Zealand Surf Boat Series at Fitzroy Beach in New Plymouth.

The Muriwai senior sports team produced some great results at the Owen Chapman Carnival as well.



Meanwhile, Jo suggests beach visitors stop and think before getting in the water.

"Swim between the flags so we can provide assistance if required."

Jo's request comes after six people drowned in the Auckland area during one weekend, the national drowning toll around 93 last year and already looking under threat of being exceeded this year.

Surf Life Saving Northern Region says its lifeguards rescued about 50 people during the hot January 21-22 weekend.

That's prompted some reports of calls for more swim education - especially lifesaving instruction - that should be compulsory for all children.

Lifeguards suggest people swim with a companion in patrolled areas, watch young children closely at beaches, and to avoid rips (usually on outgoing tides) and big seas or surges.

Vehicles were allowed back on Muriwai Beach from January 16 subject for restricted fire season extensions after the beach was closed to vehicles from December 30 for the Christmas holiday period.

Tighter restrictions on vehicles using beaches like Muriwai are sought, especially by Forest and Bird, for safety, protection of native species and the natural habitat.

Reports say more than 54,000 vehicles travelled along Muriwai Beach last year, with at least 1400 vehicles likely on busy days during a 24-hour period.

Waimauku athlete honoured

Anna Maree Harrison of Waimauku is among 183 people in the New Year Honours 2023.

She becomes a Member of the New Zealand Order of Merit (MNZM) for services to netball and volleyball.



The 39-year-old played as goal keep, goal defence and wing defence during her time with the Northern Mystics (15 games, 2011) and the Silver Ferns (53 games, 2002-2018) when they won a world championship gold medal in 2003 and silver in 2011, plus Commonwealth Games gold in 2006 and 2010, along with a world series silver in 2011 and gold in 2012.

At 1.87 metres tall, Anna used to play netball and basketball in winter and played beach and indoor volleyball during summer when she was boarding at a high school.



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Anna retired from netball to focus on beach volleyball, partnering with Susan Blundell.

After several years on the international beach volleyball circuit, Anna left it in 2010 and signed with the Northern Mystics for the 2011 ANZ Championship season, while also regaining her place in the Silver Ferns for 2010 and beyond.

During the 2012 ANZ Championship season, Anna married sports scientist Craig Harrison, and her move to block opposition goal shots where she was boosted aloft by fellow players became known as the "Harrison Hoist".

She did not participate in the 2013 ANZ Championship due to pregnancy, having a son in 2013 and then a daughter in 2015.

Anna announced her retirement in 2018 but returned to play for Northern Stars in the 2021 ANZ Premiership season.

Kumeu co-hosts garden railway convention

A Kumeu property is co-hosting the National Garden Railway Convention on Sunday February 5.

More than 30 people are expected for a lunch and to run model trains on an outdoor layout for about two hours.

Model trains running on a 45mm track are powered by electricity, battery or 'live steam'.

The Auckland Garden Railway Society meets monthly. Search Facebook for more information.



Six major projects for Northwest

Congestion on State Highway 16 is a massive frustration for all residents and businesses in the Northwest.

Little has been done to increase capacity and support the fastest growing part of Auckland for decades, but there may be a glimmer of hope on the horizon.

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Notice of Requirement (NoR) was lodged for six projects comprising the Northwest Strategic Network on December 21, 2022. There has been a great deal of interest and concern expressed in the community around these projects and public consultation will open shortly with a view to finalising the Route Designation in mid-2023.

The six projects are - Access Road (Auckland Transport), Rapid Transport Corridor (Waka Kotahi NZTA), State Highway 16 Main Road Upgrade (Waka Kotahi NZTA), Alternate State Highway (Waka Kotahi NZTA), Kumeu Rapid Transit Station (Waka Kotahi NZTA), and Huapai Rapid Transit Station (Waka Kotahi NZTA).

The NoR documents are available on the Auckland Council website here: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/notices-of-requirement-to-designate-land/Pages/default.aspx>

The Northwest Strategic Network extends from the Brigham Creek Road interchange in the south to a point on the existing SH16 a little north of the Huapai Domain.

The Rapid Transit Corridor and Alternate State Highway (bypass) are proposed to be west of the existing SH16 and an upgrade to Access Road completes the network.

There has been some concern voiced about the project over impacts on the environment and hydrology and it is pleasing to note that these matters have been investigated and conditions imposed to ensure that the project does not detrimentally impact on flooding, wetland protection and protection of sensitive habitats.

Collectively the NoR offer greater certainty for impacted residents and businesses as all the properties on the proposed route are now identified.

The lodged NoR protects the route from incompatible development and enables faster delivery of the project following Detailed Design.

Once Route Designation is finalised this will inform future planning decisions around where growth and urbanisation are best



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People & Places

accommodated.

Once delivered these six projects will support planned growth but it must be said that they are entirely unfunded at this point. Accordingly, no timeframes for delivery can be provided. This being the case I feel there is an opportunity to make delivery of the Northwest Strategic Network prerequisite for further growth and urban development in the Northwest.

Auckland Council has had great difficulty preventing the out-of-sequence development and private plan changes that collectively exacerbate SH16 congestion, and in the past central government has legislated in support of this accelerated growth.

In my own view we need a moratorium on all development in the Northwest until Central Government provides the funding to deliver the Northwest Strategic Network and I urge our MPs to make this an election issue.

By Brent Bailey, Chair, Rodney Local Board, Kumeu Subdivision.

National Open Farm Day returns with a call for farmer hosts

Get out your gumboots, New Zealand's national Open Farm Day is set for Sunday 12 March 2023.

Now in its third year, Open Farms reconnects Kiwis with our land, food & farmers through a nationwide series of open farm events.

"It's about getting urban Kiwis back out on-farm to experience where their food starts" says founder Daniel Eb. "In the two years we've run Open Farms, more than 7,000 people have visited 82 farms - from sheep & beef stations, to permaculture orchards, dairy farms, honey producers and more."

While the 2022 event was delayed, Open Farms 2023 kicks off with a call for farmers to sign up to host an open day.

"There is no lack of interest from urban Kiwis to get on-farm" says Eb. "We book out half of our capacity in 24 hours and more than 80% of events are overbooked. To give more Kiwis a chance to reconnect with their rural roots, we're asking more farmers to host with us."

Ahead of the 2023 event, Open Farms have made changes to make hosting easier, including a private event format for first-time hosts and a subsidy to help cover farmer's time.

"We made these changes to help reduce some of the anxiety around hosting and show farmers that we value their contribution to the project" says Eb. "We can't do it without them".

After two years of running NZ's national open farm day, the Open Farms team have seen the impacts of on-farm experiences firsthand.

"There's a mindset piece - farmers feel a renewed sense of pride when seeing their farm through fresh eyes or sparking a passion for food production in others. There are tangible economic benefits to hosting too. We've seen farmers use their open day to build team morale, hire new people or market a direct-to-customer business model."

To host an event with Open Farms, farmers sign-up on the website, set and track their visitor numbers and download a handbook covering activity ideas, checklists and more. Open Farms supports farmers to plan their day, manages all visitor marketing & registrations and provides a 'box-of-kit' for the day.

"When it comes to bridging the urban-rural divide, there is nothing more effective than an on-farm experience" says Eb.

Across two post-event research projects (2020, 2021), visitor feedback is clear - people feel more connected to farmers, view sustainability in farming more positively and better understand the complexities of farming after an open day.

"If nothing else, it's just good fun - hosts and visitors rate their open farms experience 4.6 out of 5 and 91% of visitors are keen to visit again" says Eb.

Sam McIvor, CEO of Beef + Lamb New Zealand, says that creating opportunities for Kiwis to connect with farming and food production has never been more important.

"The primary sector is being called on to step-up and lead New Zealand's Covid recovery, people are looking for ways to support sustainable farming and our farmers also want to connect and demonstrate how we grow the nation's food and manage our environment. Having a platform to connect customers and producers together is critical - that's why we've supported Open Farms since its inception and continue to encourage sheep & beef farmers to get involved."

Open Farms is backed by three partners - Beef + Lamb New Zealand, the Our Land and Water National Science Challenge and the Ministry for Primary Industries' Sustainable Food & Fibre Futures fund. For more information, prospective farmer hosts and visitors can visit www.openfarms.co.nz.



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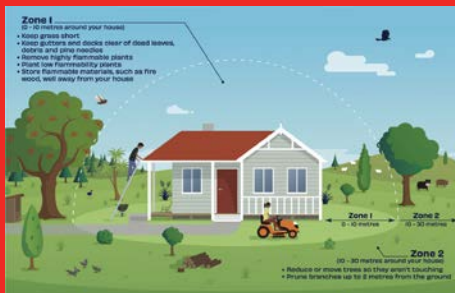
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Safer Communities



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Community News

Kaukapakapa Village Market

Sunday 19 February 8.30am to 1pm. A great morning out for the family, this lively village market has something for everyone, friendly people, great atmosphere and a tempting selection of stalls.

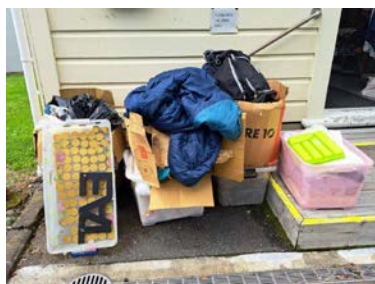


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Plea for help from St Chad's Op Shop

Over many years the St Chads Op Shop in Huapai has received wonderful support for which it would like to thank the local community. It operates with 12 volunteers who make everyone welcome and are happy to receive donations when the shop is open. However, over the holiday period, when the shop



was closed, a number of people chose to ignore our signs and dumped cardboard boxes, plastic tubs and bin bags outside the shop. Of course the inevitable happened, it rained and most of the items were ruined. The net result is that, rather than the Op Shop and the community having any benefit from the donations, the Op Shop has had to pay for the disposal of these items. Please can we ask everyone not to leave anything outside the Op Shop. Please only hand in your donations when the shop is open - on Tuesday and Friday from 10.30am to 3.30pm and on Saturday from 11am to 2pm. Many thanks.

What's on at Kumeu Arts

Our summer exhibition 'Our Aotearoa' continues in both galleries until February 18th. This large collection of art made by local artists aims to celebrate NZ, our land, and the natural environment in all its glory. Following that is the 'Winners Exhibition' which will include new artworks by the prize winners of the 2022 Kumeu Arts Awards. Also in February, new courses start up in a range of areas such



as; Figurative Drawing, Ceramics, and Painting. There are one-off workshops in Fabric Bowl making and a Tipple and Dabble evening workshop with artist Amber Emm. Our ever-popular after-school Art Club also resumes for term one. For more info on any of this visit our website or pop in to chat with our friendly staff. We are located just behind Kumeu Library and exhibitions are always free to visit. www.kumeuarts.org.

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Kaipara Memorial RSA

The Kaipara Memorial RSA clubrooms are now closed for extensive Council renovations and seismic strengthening work, the clubrooms are not expected to re-open until April-May 2023.

Kaipara Memorial RSA President Rex Keane says the timing is not ideal, but it is work that obviously needs to be done. The Committee will work remotely and continue to assist with Veterans welfare and preparations for the annual Poppy Day appeal on Friday 21st April. ANZAC Day falls on a Tuesday and with the War Memorial Hall Cenotaph unavailable due to the works, the committee is working on alternative arrangements.

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Community News

The Helensville Bowling Club has offered financial members of the KMRSA a social memberships for a very fair subscription. The committee will continue with the Wednesday quiz at the Bowling Club in the New Year, giving its members a chance to get-together for a social gathering to help their wellbeing. Additionally, Mike Toopi the Waimauku RSA President has made an open invitation to the KMRSA members to utilise their facilities. Most of the KMRSA's memorabilia is now on display at the Helensville Museum, 98 Mill Road. A big thanks to the Museum volunteers for helping catalogue all the inventory and setting up the displays. The Oerikon 20 mm Anti-aircraft gun that was on display outside the RSA has also been removed for restoration. For Veterans Welfare and other enquiries, email: kaipararsa@xtra.co.nz or phone President Rex Keane 027 293 2768, Vice Presidents: Peter Mills 021 172 0776 or Bill Rangī 022 303 8688.

Kumeu Library

Kumeu Library is joining with Kumeu Arts to celebrate the Auckland-wide World of Cultures Festival! Kumeu Library is running a competition - come to the Library and explore the World of Cultures through the community artwork on display, and produce a piece of writing reflecting your response to a particular piece of art. There are two categories - Child (14 years and under) and Adult (15 years and over), with great prizes to be won. The competition runs from 16 February to 28 February - come in to Kumeu Library to view the artwork and find out how to enter.

Coming up quickly is national Census Day 7 March 2023, and everyone who is in Aotearoa New Zealand on that date is required

to complete census forms. These forms can be completed and submitted between 13 February and 30 April, either online or in paper format - if you need a computer to complete your forms, we have six public computers, and free Wi-Fi to connect your own device.

Kumeu Library's regular activities are also starting up for the year - try something new in 2023.

Hey mums and dads, schools back soon

School's back soon, which means routines and commitments and rushing. A whole lot of rushing, and maybe a bit of stressing. Oh, who am I kidding, a whole lot of stressing. Amongst all the "busy-ness" however, catching a glimpse of my Stacking Heart rings is a timely reminder of what truly matters most. It's not deadlines, being late for after school activities, if dinner is late or bed times broken. It's family. Precious family. Loving and supporting each other and most of all cherishing our time spent together.



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Community News

At Precious Imprints Personalised Jewellery, I create jewellery that is inspired by the people, places and things you love. Allowing you to keep them close and when times are hectic, bringing you back to what matters most.

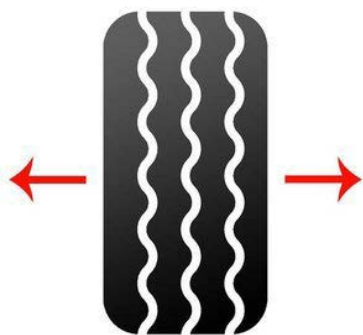
Visit my website www.preciousimprints.co.nz and create your very own little "reminder" today.

How often do I need a wheel alignment?

You should get a wheel alignment done if you are experiencing any warning signs, every 10,000 km, when you purchase new tyres or replace any part of the steering or suspension system.

Warning signs - You might see that your tyres are wearing unevenly, your vehicle is constantly pulling to the left or right, or you feel a vibration or jerky movements in the steering. If you are not sure, ask a tyre specialist for a free tyre check.

Why is a wheel alignment important? Wheels can become misaligned from hitting potholes and kerbs, and from general wear and tear, especially if you travel on an uneven surface. This can affect both the performance and life of your tyres, as well as wear on your suspension and brakes affecting vehicle safety. A wheel alignment can save you money in the long term, both in fuel efficiency and longevity of your tyres. You will also find the car handles better.



What happens during a wheel alignment? A wheel alignment refers to the angle of your wheels in comparison to each other and the body of the vehicle. Using specialist equipment, the alignment of each wheel is measured and adjusted by altering the vehicle's suspension. The process takes into consideration camber (the tilt of the tyre that affects cornering), toe (to make sure the wheels are pointing straight) and the caster angle (the tilt of the steering axis).

How long does a wheel alignment take? An alignment should usually take less than an hour, with four-wheel drive vehicles taking a little longer than two-wheel drive vehicles.

What is the difference between a wheel alignment and wheel balance? A wheel balance is done when fitting new tyres to ensure anything uneven between the tyre and the rim are corrected so that the tyre runs smoothly. This is different from the alignment which ensures all the tyres are aligned with each other and the car body.

For a free tyre check, or to book a wheel alignment, call into Bridgestone Kumeu or Westgate. You can find us at 1 Cellar Court, Westgate phone 09 833 8555 or 43 Main Road, Kumeu phone 09 412 9111.

New Shoots Coatesville

Our newest New Shoots children's centre has opened its doors and is a welcome addition to the vibrant rural community of Coatesville and surrounding areas of Riverhead, Kumeū, Huapai, Albany, and Waimauku.

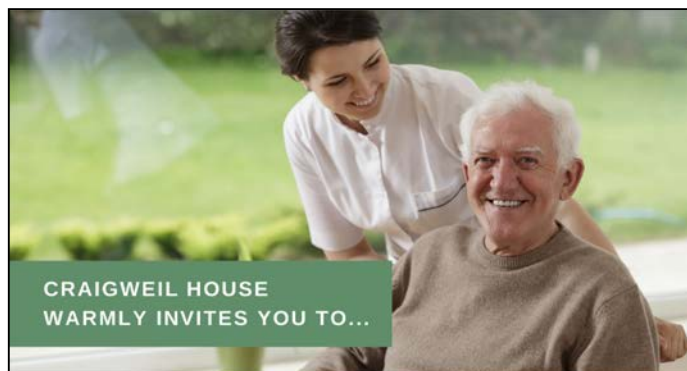


Located in the main village area, the centre is planted between two local cafes: The Black Cottage and Viviland Cafe. Nice and close to the local school and set back off the main Coatesville Highway for privacy and accessibility, it's the optimal spot for families seeking countryside living less than 30 minutes from Auckland's CBD.

Designed with the area's rich history of Kauri logging and gum digging in mind, the centre's interior décor boasts warm earthy tones and natural materials. The building is passively designed for natural light and ventilation and like all our children's centres, has been developed by architects and spatial designers.

When tamariki explore nature, they do so with engagement, imagination, and cooperation. That's why Coatesville offers plenty of outdoor space for children to enjoy the sunny north-facing playground.

The centre is now open, so get in touch or pop in for a free barista



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Community News

made coffee on us! Hours: Monday-Friday, 7.00am-6.00pm, phone: 09 304 0030 or email: coatesville@newshoots.co.nz.

Local flowers now available at The Green Grocer

The Green Grocer is a regular stop for many locals who pop in to buy their morning coffee and lunch. It is well known and highly regarded in the area for offering a range of delicious and freshly-made salads, quiches, filled rolls, scones and sweet treats along with stocking a selection of organic grocery items.

The Green Grocer is also now stocking regular deliveries of freshly-grown local flowers which are picked and arranged by Rebecca from The Dahlia Project.

This is Rebecca's second season taking her home garden to a larger scale spray-free operation and arranging and selling her flowers. Mixed bouquets can consist of flowers such as dahlias, cosmos, asters, cornflowers and zinnias with more flower varieties coming on-stream each week.

If you are looking for fresh flowers or coffee and delicious food or both, stop by The Green Grocer located at 80c Main Road in Kumeu and see Stephanie and Kim.



Thinking about moving to retirement living?

Free from cost, and without commitment to act, we are hosting a fun and information packed event providing answers to the common questions about moving from the family home into a better and easier living environment.



The Best of Aged Care Seminar and chat is on Tuesday 28th February 2023, 10am to 12.30pm, West Harbour Church, 145 Moire Road, West Harbour, Auckland.



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The best of aged care seminar will deliver a number of the very best accommodation and health care options available to you today from reputable and proven suppliers that really care about you, and your journey, to retirement living, making your next stage of life, comfortable, easy, simple and enjoyable.

For more information call 0800 900 700 or email editorial@kumeucourier.co.nz.

Cornerstone Kids

Cornerstone Kids is a ministry run from Riverhead Family Church, which aims to meet the needs of young children and their mothers in preparing for school. The program is held for two hours per week Tuesday mornings during term time, and provides school readiness sessions that focus on all aspects of the curriculum to ensure that children are well-prepared for their transition to school.

The Cornerstone Kids program aims to provide a valuable learning experience for children and their mothers/caregivers who will be present, and to help them to be well-prepared for their transition to school. One of the key features of the Cornerstone Kids program is that it provides an alternative to ECE centers where mothers are not present in their very early learning, whilst still having carefully selected resources.

The program is designed for children aged 3 to 5 and focuses on teaching and learning sessions that cover all strands of the NZ curriculum, including wellbeing, belonging, contribution, communication, and exploration. The group will be small and intimate, with a maximum of 20-25 children, which allows us to provide individualized attention and support for each child.

Entry is by donation, which is passed on to support children in need overseas. Spaces are available this term.

Any enquiries to andrea@frameworkdesign.co.nz or nina.bates@yahoo.co.nz (Qualified and fully registered primary teachers).

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SEMINAR & chat
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Are you considering making the move to retirement living? Don't know where to start, wondering what is on offer? Need support?

We will provide the answers and ensure you make this next stage in your life comfortable, easy, simple & enjoyable!

RSVP today - bookings are limited!
 Call 0800 900 700 or
 EMAIL editorial@kumeucourier.co.nz

In Brief

Guided tours to France with 2 French/kiwi locals in June 2023

We are so excited to travel to France again in 2023.

Boutique Tours France, the venture of French/Kiwi locals Catherine and Patsy, organises amazing, guided tours for small groups (max. 8 people) to France.

Catherine and Patsy are both French and take you to those special places. Your guides know France inside out and know what Kiwis like to experience. The tours are fully organised so your travel is carefree: your guides speak the language and look after you. You just happily join the trip with no planning at all.

Book now for an exclusive tour in June 2023.

A Taste of Provence.

Join us and visit the South of France - 14 days of culture, shopping, food, wine and experiences in beautiful Provence. We start in the walled city of Avignon, stay a week in a gorgeous French Farmhouse with swimming pool and private French chef, and explore beautiful villages including Lourmarin, Menerbes, L'Isle-sur-la-Sorgue, Roussillon, Gordes and St Remy de Provence.

From Normandy to Brittany

We take you to the picturesque coastlines of Normandy and Brittany in the North-West of France. We visit picturesque villages like Honfleur, St Malo, and Mont St Michel. Admire the medieval Bayeux Tapestry, visit Omaha Landing beaches. Enjoy the Pink Granite Coast in Brittany and dream away in Pont Aven. Visit regional craft, food and antique markets and enjoy our selection of carefully chosen charming hotels.



Our motto: Good Food - Good Company - Good Times

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Gently Loved Markets

Gently Loved Markets Twilight is coming to the Huapai Hub, right behind Kumeu Arts on Saturday 11th of February from 4pm - 7:30pm.

Gently Loved Markets Twilight will have a range of stalls selling preloved, vintage, retro and upcycled clothing, accessories and homewares in the Kumeu Arts work room and outside in the hub. Plus, a great line-up of food trucks outdoors to be announced. Keep an eye on the Gently Loved Markets Twilight Facebook event page for the announcement.



Gently Loved Markets is all about a sustainable lifestyle and what better way to do that than buying preloved. Grab a bite, your favourite fabric bag and come have a preloved treasure hunt with us.

To book a stall email gentlylovedmarkets@gmail.com

Gently Loved Markets Twilight, Saturday 11 February, 4pm - 7:30pm, Huapai Hub and Kumeu Arts, 300 Main Road, Huapai. FB & IG @gentlylovedmarketsnz.

Tough Kid 2023 - Local leaders developing local kids

Mitre 10 MEGA Westgate & Henderson have once again partnered with the Royal New Zealand Air Force to bring you Tough Kid 2023 at the Whenuapai Air base on March 9th, 2023, starts 10.30am to approx. 1.30pm finish.



Tough Kid is a super fun child-friendly military style combat course which will be run in age groups for kid's years 3 to 6, the kid's will run, walk and crawl across the grueling course over a distance of 1-1.5km set up by the Air Force, there is sure to be mud, plenty of water to contend with and obstacles that will challenge the agility and strength of our participants. This

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In Brief

year the course will be like previous years but with new twists and turns. Each participant will receive a goody bag at the finish line. The Air Force intend to do a flyover and a parachute demonstration (staff availability and weather dependent) and will provide different machines on display for the kids to see and learn about. More FM will also be on-site handing out treats and will provide a chill out area for the kids at the end of the course.

Registrations are limited to 1500 entries and cost per child for the event is \$3. We have approached many schools in the West Auckland area, and the response has been awesome thus far, however if you want your school and your children to get amongst what is going to be an awesome day then we need our local schools to register their interest, collect registrations and provide teacher/parent volunteers to help on the day. All registrations must be made through the schools. Talk to your school coordinator about getting involved. Schools can email us for an information and registration pack, contact marketing.westgate@mitre10.co.nz

The Tough Kid Challenge is getting more and more popular every year and is great for growing confidence in our children as well as fabulous memories that last a lifetime.

Mitre 10 MEGA Westgate and Henderson would like to thank the Royal New Zealand Air Force for helping bring this amazing activity together and we can't wait to see everyone on the field on March 9th, 2023 at Whenuapai Air base. Registrations will close on February 16. For more information contact marketing.westgate@mitre10.co.nz.

Become a certified First Aider in your workplace

Having a conference or staff training in 2023? Upskill and certify your team in first aid with a Medic *BasicPlus First Aid course.



Suitable for all levels, with the flexibility to be delivered over one full day, or split into modules and run over two days or more, each course fits easily into your conference or training schedule and is tailored to meet the needs of your team, business and industry.

With Medic First Aid's engaging, student-centred and low stress learning environment coupled with smaller class groups, your team will be well supported to learn essential skills and techniques in CPR, and first aid.

To book a training or learn more about becoming an essential First Aider in your workplace today contact Kim on 021 709 707

Medic First Aid NZ- We make learning to save and protect lives easy.

*Follows the published guidelines of Worksafe NZ.

Free Family Fun Day for Local Tamariki and their Families

For the first time in 2 years Children's Day Family Fun Day is back, promising to be a fantastic day out for local families. This free event is another wonderful opportunity to spend quality time with your tamariki in a fun filled environment without having to pull out the cash.



"This is our favourite event of the year and a real pleasure to organise", says event organiser Rowan Aish. "We invite a whole range of community organisations to get involved with running fun activities, and it's nice to see so many different people coming together for local children".

A stand out feature of Children's Day Family Fun Day are the performances by local children. This year Helensville DanceVille Studio have confirmed they will be performing, and if your group is keen to perform, we'd love to have you part of the event. In previous years we've had a great turnout, including local Kapa Haka & Pacifica groups and it's our hope the whole community gets behind this day celebrating our children and whānau.

"Getting up and performing in front of your community is a big moment for these kids", says Kim Wills, Clinical Manager at Kindred Family Services. "They all worked very hard get to the point of performing, and being able to celebrate our impressive and talented tamariki in this way is a really big part of what this event is about".

Children's Day Family Fun Day is being held on Sunday 5 March at Helensville Primary School, 10am - 1pm. All local children and their families are welcome. If you would like to get involved as a volunteer, sponsor, stall holder, or performer, please email Rowan at rowan@kindredservices.org.nz. Keep abreast of updates at www.facebook.com/kindredfamilyservices.

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Best of Aged Care

Making the move in 2023

Moving is regularly up there on lists of the most stressful life events, but it doesn't have to be that way.

If 2023 is the year you will be relocating or downsizing, here are some tips from the experts at Retirement Moving to make your move easy:

1. Don't take everything. Spend time sorting your possessions before you move, and gift, donate or dispose of unwanted items.
2. Take your time. Chip away at sorting and packing one space at a time over a couple of days or weeks.
3. Dig around. Check every cupboard, under the house, in the garden and track down everything that will either need to be moved, sorted or disposed of.
4. Pack sentimental and valuable items yourself. It'll give you peace of mind knowing you packed things of vital importance, and you'll know exactly where to find them.
5. Get the professionals to pack oddly shaped and fragile items and disassemble/reassemble furniture. They will have the right tools for the job.
6. Empty your fridge and freezer and switch them off 24-48 hours before the move. They are large, heavy and bulky items, and having



food in them adds to the weight.

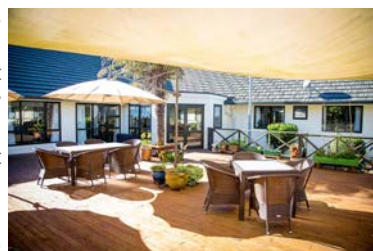
7. Make a priority carton where you can pack a toothbrush, PJs, medicine, keys – anything that you use every day – and keep it somewhere accessible.

8. Unpack immediately. Add a day to your move-in plan and get the boxes emptied, furniture reassembled, and rubbish disposed of.

If you are in a position to do so, engage a moving company you can trust to help with your move. Ask friends and family for recommendations or look at reviews online. Talk to your moving company about the little extras that can help make your move easy – things like helping to declutter, providing boxes and tape, or arranging a post-move clean.

Radius Taupaki Gables

Radius Taupaki Gables provides residents with hospital-level medical care from the comfort of their own bed, in a family friendly environment. Offering 48 hospital beds and 12 rest home beds, Radius Taupaki Gables provides a range of services, including respite, palliative, and young and disabled care. The care home's core value is to ensure that families feel good about their loved ones being in care. Laurel and her team



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The Retirement Moving team are people you can trust to make your next move a success. From the first free consultation, to the unpacking and placement of your goods, our focus is on you and getting it right first time.

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Best of Aged Care

take a holistic approach, ensuring that residents' medical care is furthered by supporting therapies, social activity and engagement with the community - and even animal visits.

A leader in the aged care sector, Laurel Winwood brings a wealth of knowledge from her extensive background in nursing. She merges medical care and wider care into one, so residents can feel at home while they recover from injury or illness. Laurel explores innovative ways to engage with residents to keep them active, including working with an Auckland University study into reducing falls.

Summerset at Monterey Park

Experience luxury living in the thriving community of Hobsonville at Summerset at Monterey Park.

Villas: These brand-new homes are equipped with all the modern amenities one needs for easy living. Two large double bedrooms, large open-plan living which flows to a deck or outdoor patio, an internal access garage with laundry and tiled bathrooms, plus an extra separate toilet. Easy modern living.

Clark Coastal Villas - Our premium homes, set on the water's edge, featuring open-plan living with a seamless flow to a large outdoor deck. Including two large bedrooms with ensuites, plus a third room



perfect for a study, or spare room, a double internal access garage, elevator and huge storage options. Orientated for fantastic sun and views and finished with a modern neutral décor throughout.

Summerset is also excited to announce a brand-new retirement village, Summerset Milldale, located close to Wainui, Silverdale and the Whangaparaoa Peninsula. Once complete, it will offer over 220 independent homes to choose from including villas and apartments. Plus, a wide range of care options, including serviced apartments, a care centre and our industry-leading memory care centre.

For more information on either of these villages, visit summerset.co.nz.

ClearStone Legal

ClearStone Legal are a full-service law firm who are able to assist with residential conveyancing (sale, purchase and refinancing of property), advise on occupation licences and Retirement Villages Act 2003 and estate planning (Wills and Enduring Powers of Attorney).

Occupation Licence - often the first step is deciding on and securing a unit in your village of choice. We will complete a full review and advise you on the terms of the occupation licence (sometimes called an Occupation Right Agreement). Your initial



Debra Barron
Principal, ClearStone Legal

Summerset Milldale coming soon.

Summerset is excited to announce a brand-new retirement village, **Summerset Milldale** which begins pre-selling in early 2023.

Once complete, it will offer over 220 independent homes to choose from including villas and apartments. Plus, we will have a wide range of care options, including serviced apartments, a care centre and our industry-leading memory care centre. All safe and secure within a fully gated village community.

Summerset Milldale is located close to Silverdale and the Whangaparaoa Peninsula in one of Auckland's newest and most affordable suburbs. It will offer the perfect retirement lifestyle, close to beaches, cafes and shopping, everything the Hibiscus Coast has to offer.

Only 25 minutes from downtown Auckland, this stunning village will give you easy access to everything a busy retirement life demands.

Get your free information pack today
0800 SUMMER (786 637)
summerset.co.nz/milldale



Best of Aged Care

agreement might need to be subject to the sale of your home.

Sale of your residential property - once you have a buyer in front of you, your agent will negotiate and put in place a sale and purchase agreement. From this point we will work with you and the purchaser's solicitor to reach unconditional status, and then work towards settlement. We will prepare the documentation to transfer title to the purchaser, and if needed obtain a discharge of mortgage from you bank. We will apply the proceeds of sale to pay the purchase price for the occupation licence for you on settlement date.

Estate planning - one of the requirements of entry to a retirement village is to have up-to-date Enduring Powers of Attorney and Wills in place. We will take your instructions, advise you, guide you and draft the appropriate documentation to complete the requirements.

Country Club Huapai

Luxuriously designed to meet all the needs of its residents, Country Club Huapai offers a new standard in retirement living. The Apartments and building facilities are open daily pop in and discover a superior retirement lifestyle for the over 60's, in the heart of



Auckland wine country.

The Country Club Huapai is located on the original Nobile Estate winery, close to the quaint Huapai Village and approximately 35 minutes North West of Auckland's CBD. This is the newest addition to the prestigious Hopper Living Retirement Lifestyle Villages in the Rodney/Waitakere region. It offers a range of superior homes and apartments that embrace the relaxing lifestyle benefits of the country, while being so close to the city amenities.

Register today for "Best of Aged Care 2023"

The Best of Aged Care Seminar and chat is on 10am, 28th February 2023, at West Harbour Church, 145 Moire Road, West Harbour, Auckland.

Free from cost, and without commitment to act, we are hosting a fun and information packed event providing answers to the common questions about moving from the family home into a better and easier living environment that provides some future proofing to changes in health, situation and dependency.

The best of aged care seminar will deliver a number of the very best accommodation and health care options available to you today from reputable and proven suppliers that really care about you, and your journey, to retirement living, making your next stage of life, comfortable, easy, simple and enjoyable.



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Best of Aged Care

You can bring a friend or family member with you to this independent seminar and chat with a range of professional support providers to help you.

Morning tea is provided, however as seats are very limited we need you to reserve your seats early to avoid disappointment. Call 0800 900 700 or email editorial@thewesterly.co.nz with your name, contact details and seats you would like reserved. Multiple seats will require names and contact details.

"This is a fun, engaged and interactive chat that will talk openly about aged care living and planning ahead" says Graham McIntyre, publisher of the Westerly Magazine, who, with partners SeniorNet, Mike Pero and Clearstone Legal will deliver confidence and clarity to your decision making.

For more information call 0800 900 700 or email editorial@thewesterly.co.nz.

Appreciation for great design

Today's retirees appreciate great style and design and, after almost three decades in the business of building and operating premium retirement villages, Metlifecare takes a unique approach to creating its bespoke villages and



amenities.

Metlifecare ensures its villages fit perfectly into local environments and communities and the process starts by considering potential customers and determining their needs and expectations.

"We know our future residents are accustomed to high-end architecture, they appreciate outstanding urban design, and they want to be proud to show their children and grandchildren where they live," says head of development, Matt Wickham.

"We look for outstanding sites with strong links to the local community and desirable lifestyle features and use award-winning architects and landscape designers to bring to life bespoke villages that residents can be proud of."

Those sites can be coastal, urban or rural, and each Metlifecare village is completely unique, with its own individual theme. One of the company's latest developments, Orion Point, currently under way in Hobsonville, has been designed with an urban coastal sanctuary focus. With Stage 1 complete, we welcomed our first residents in February 2023.

Metlifecare has considered the area's rich history, taking great care to honour it, building a premium retirement village with independent villas and apartments, a care centre and stylish modern amenities, all sitting comfortably within a stunning coastal location.

www.orionpoint.co.nz

ORION POINT

Point of perfection

Discover Orion Point, a premium retirement community nestled on the stunning peninsula between Hobsonville and Scott Points. Our range of newly released Stage 1 villas and apartments ensure you will find the perfect home for your retirement.

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metlifecare

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Village clubhouse and green with bistro-style café and bar

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Coastal walkway extension

COMING EARLY 2023

Coastal pavilion



Luxurious, move-in ready apartments from \$885,000[^] and Stage 1 villas now selling from \$1,520,000[^].

[^] Price is for an Occupation Right Agreement secured by a first ranking mortgage in favour of the statutory supervisor on behalf of the residents. Price valid for 30 days from time of printing. Stock availability subject to change. Car park not included in apartment price. Product images are artists' impressions and an indication of product only.

Note: Visitors must be feeling well to enter a Metlifecare site. Mask-wearing within a village is optional. For full Metlifecare COVID-19 guidelines, please refer to our website www.metlifecare.co.nz

Property

Property market report

On 22 March 2021, Grant Robertson, Labour's finance minister announced his plan to cool New Zealand's property market. It was a two tiered approach, change the lending and tax rules and then pressure the Reserve Bank to change the deposit and debt and income to loan ratios. Almost two years on we can safely say he has been hugely successful in creating one of the biggest market declines since the Global Financial Crisis with many saying the worst in New Zealand's history. The first step was a tax change implemented through Inland Revenue Department. The second part was new legislation called CCCFA (the responsible lending act) that made directors of lending organisations personally liable for their lending portfolio and responsible to the lending profile of their clients. The third tier was to massage the NZ reserve bank to increase the deposit requirements, the debt profile to loan approval and the debt to income profile of the lenders answerable to the Reserve Bank of New Zealand.

In short the current property market has been manufactured and manipulated by the Labour government like nothing that we have seen in the history of New Zealand politics. Seemingly a more dictatorial approach to curb investment in New Zealand Real Estate with considerable spin and finger pointing.

So let's look at how the market has changed over the last 12 months:

CoreLogic's House Price Index (HPI) shows property values in New Zealand fell 0.2% in December showing values down 5 % nationally over the calendar year

REINZ HPI was down 13.7% in the year to November, and is similar for the calendar year end.

In comparison the NZX was down 12% in 2022 trading, so overall a year that was disappointing all round.

Let's look at sales over the last month:

Helensville \$850,000 to \$1,750,000

Huapai \$1,053,000 to \$1,295,000

Kumeu	\$1,031,000 to \$1,600,500
Muriwai	\$1,300,000
Parakai	\$390,000 to \$780,000
Riverhead	\$1,200,000 to \$6,500,000
Swanson	\$800,000 to \$1,160,000
Taupaki	\$1,905,776
Waimauku	\$765,000 to \$1,940,000
Waitakere	\$1,855,000
Whenuapai	\$1,250,000

The buyer enquiry through email, text and phone calls is steadily increasing and I would encourage anyone that is considering selling a property to give me a call today on 0800 900 700 or email me graham.mcintyre@mikepero.com. After 17 years in real estate you will engage with a very professional and experienced agent that will highlight the best options to get you on and off market in a timely manner - Mike Pero Real Estate Ltd Licensed REAA (2008).

Gain longer occupancy from your tenants

Great tenants are invaluable and an asset and its beneficial to retain them for as long as possible, so we have prepared some beneficial tips to ensure a happy, secure and stress-free long-term tenancy:

Keep up to date with Maintenance - Maintaining your investment and keeping on top of repairs will help you protect the property's capital value and allow you to attract and retain quality tenants. Delaying repairs and maintenance to save money is a false economy as you're only likely to attract unsatisfactory tenants, have longer vacancy times between tenants, and receive lower than market rent. Most maintenance jobs can be organised quickly and putting the time in now can save an 'odd job' from becoming a big job later. Our experienced team of Property Managers can organise this for you. Our landlords and tenants benefit from the excellent network of suppliers we have. These are long term trusted relationships with quality tradespeople and due to the volume of work we allocate them, we can negotiate competitive pricing and often our jobs are given priority.

Setting the correct rent for your property - Setting your rental price is one of the most critical decisions you will make as an owner of an investment property. Your property manager is the best person



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rentshop

Mike
James

Managing Director

☎ 021 413 660

✉ mike.james@therentshop.co.nz

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Property

to assist you with setting the best rental price for your property by carrying out a comprehensive rental appraisal. Considering rents can only be increased once a year, it is important to get it right the first time. There are a few factors that must be considered when setting your rental price. You must consider the condition of the property, market conditions, its features and location. If you set the rent too high, you are less likely to generate much interest, or a volume line of enquiry and it may also attract desperate tenants which can develop into a problematic tenancy. Similarly, if you set the rent too low you may attract a lower quality tenant. A great tenant will pay rent on time, keep your property in good order, and stay for longer.

Consider allowing pets in your rental property - Keeping an open mind about what sort of tenants you are looking for may well help you rent your property more quickly. Tenants with pets often have more trouble finding suitable rental properties and when they do secure a suitable property, they often stay longer giving a landlord more security of tenure. Keep in mind more and more quality tenants these days are looking for a 'pet-friendly' rental property. If a pet is negotiated in a tenancy, we can obtain a pet clause such as commercial cleaning of carpets and flea treatment.

How The Rent Shop can assist you - When you invest in property you take on a lot of responsibility and sometimes it may feel overwhelming, particularly with all the new legislation that has come into effect over the last few years. Our property managers are experts who can help take the stress out of managing your property. We are redefining the standards that you expect from your property manager. We are here to help: mike.james@therentshop.co.nz.

More is not always better

When you purchase a property, you are expected to pay a deposit of 10% to the real estate agent (sometimes you can negotiate this down to 5%). The deposit is to secure the property and demonstrate your commitment to completing the purchase. However, if you don't complete, you risk losing your deposit.

When you obtain finance, banks have what's called a Loan-to-Value Ratio (LVR). Currently the LVR is 80% for an owner-occupied property. That means the Bank will lend you 80% of the purchase price, and you need to pay a deposit of 20%. Recently we helped Paul and Sarah with the purchase of their first home. They had worked hard and managed to save a large deposit. Paul and Sarah eagerly made an offer to purchase their new home, recording on the Sale and Purchase Agreement a deposit of 40%.



Debra Barron
Director - Clear State Legal

They consulted with us after the offer had been accepted, so it was too late for us to change the agreement. The risk to Paul and Sarah was that if the contract was cancelled for some reason, the vendor was only entitled to retain 10% of deposit, but to get the remaining 30% could be difficult. To protect their deposit, we registered a caveat on the property's title until settlement had been completed.

We know some of this stuff is a bit confusing and the way we talk about the deposit means something different depending on the context. We do this every day, and we understand that you don't - let us help from the start.

Our friendly team are always happy to check over any contract before you sign on the dotted line. You can reach us on 09 972 5102 or check out our website at www.cslegal.co.nz.

Could the cheapest mortgage rate end up costing you the most?

It can be tempting to pick the lowest mortgage rate on offer - regardless of the length of time the rate is locked in for. For the last few years the lowest rate has generally been the one-year rate. However, by the time you're reading this magazine, there is a good chance some or all of the banks may have lowered their five-year rates below their one-year rate. The five-year rate may well be the cheapest on offer. So, should you go for it?



There are borrowers who will. However, there is a strong chance that rates will go down before the 5 year term is up, resulting in a lot of borrowers who locked in this rate wanting to break it to get the cheaper rates - only to find there are heavy break costs to do so. These borrowers may even end up paying more interest over those five years, than if they had gone for a higher but shorter term rate to start with.

For certain customers it could be the right move. If you really need certainty of payments for five years - or if you really need the lowest rate right now for cash-flow (and have already explored options such as pushing out your term, or looking at interest only). For others I'd advise thinking very carefully before committing to a five year term. Whilst I can't give you advice without knowing your situation - I can say I'm very unlikely to lock in any of my own lending for five years.

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Before you lock in a rate you should always consider

- What are your goals?
- What might happen over the next few years, might you need to break the rate or repay the loan early?
- Are you with the best bank/lender for you?
- Have you got the right mix of loan products?

If you'd like help with your next fixed rate decision, I'm available free of charge; and if you want to meet in person the coffee is on me.

Scott Wombwell, Managing Director & Financial Advisor, Better Borrowing 020 4009 8944 | www.betterborrowing.co.nz.

Getting out of an 'off the plan' agreement

It is common for the developer in a property agreement to get the code compliance certificate and having the title issue by a certain date. Sometimes the satisfaction date for those conditions can be 1 or 2 years. If so, a purchaser should include a sunset clause in the contract allowing them to cancel the contract if the developer has not satisfied its conditions by a certain time. Getting out of the agreement may be important if the value of the property is less than the price you have contracted to pay.

Section 225 of the Resource Management Act also gives a purchaser another way out of the agreement even if there is no sunset clause in the agreement. It allows the purchaser to either:

- get out of the contract within the first two weeks of signing; or
- cancel the agreement if the developer has not made reasonable progress in getting a title for the property within two years after the date of granting of the resource consent or 1 year after the date of the agreement, whichever is later.

In the property climate we currently find ourselves, both sunset

clauses and section 225 are conditions that both developers and purchasers must not overlook. For more information on this or any other legal issues you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Buying a tenanted residential property

Buying a residential property that is currently tenanted is slightly more complicated than buying property from someone who is living there and will move out on settlement day

If you wish to live in the property you will need to ensure that the sale and purchase agreement provides for vacant possession. The words "vacant possession" must be inserted in the tenancies box on the front page of the Agreement for Sale and Purchase. This is particularly important if you are using a KiwiSaver withdrawal or Kainga Ora First Home Grant to assist with your purchase.

Fixed term tenancies cannot be terminated before the end of the fixed term, unless the tenant agrees.

If you want to keep the existing tenants your lawyer will ensure that the appropriate paperwork is completed prior to settling. You should not assume that the rental currently meets all the legal requirements for a rental, such as the Healthy Homes Standards and do your own due diligence to make sure the property meets your legal obligations as a landlord.

By Jennifer Edwards - Smith and Partners, 293 Lincoln Road, Henderson phone 09 836 0939 or email: partners@smithpartners.co.nz.



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Nouveau

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SKU: 361742

\$ 69⁹⁸

Nouveau

Pedestal Fan 40cm Chrome



SKU: 361425

\$ 99⁹⁸

Goldair

Platinum Electronic Pedestal fan with WiFi 45cm



SKU: 381580

\$ 199

Goldair

Portable Air Conditioner 2.05kW



SKU: 362373

\$ 449

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4 2 2 268m²

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2 1 1 65m²

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2 1 1 103m²

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*Price is an indication of the build cost only and excludes land and site specific costs.

Prices current as at 6/12/2022. Some conditions may apply. Images are artist's impression only.

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Area Property Stats

Every month Mike Pero Real Estate Kumeu assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential transactions that have occurred.

To receive the full summary simply email the word "full statistics" to kumeu@mikepero.com. This service is free from cost.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HELENSVILLE	910,000	708M2	132M2	850,000		5,100,000	22455M2	467M2	6,500,000
	1,100,000	5060M2	162M2	1,320,000		1,400,000	614M2	214M2	1,440,000
	1,525,000	13895M2	240M2	1,750,000		1,350,000	1226M2	160M2	1,200,000
	1,150,000	8036M2	181M2	1,325,000		1,800,000	775M2	222M2	1,850,000
	1,075,000	604M2	176M2	1,035,000	SWANSON	1,140,000	348M2	188M2	1,160,000
HUAPAI	1,300,000	630M2	171M2	1,180,000		850,000	112M2	101M2	800,000
	960,000	171M2	156M2	1,053,000		1,150,000	5010M2	80M2	872,822
	1,450,000	600M2	208M2	1,295,000		1,075,000	675M2	160M2	930,000
KUMEU	760,000	779M2	272M2	1,590,000		880,000	0M2	70M2	890,000
	1,300,000	618M2	195M2	1,384,000	TAUPAKI	1,875,000	2.54HA	206M2	1,905,776
	1,250,000	405M2	194M2	1,170,000	WAIMAUKU	1,375,000	2747M2	149M2	1,495,000
	1,375,000	600M2	205M2	1,558,000		1,425,000	7688M2	249M2	1,940,000
	1,175,000	809M2	117M2	1,195,000		940,000	0M2	73M2	765,000
	1,750,000	722M2	270M2	1,600,500	WAITAKERE	1,625,000	2.96HA	372M2	1,855,000
	1,050,000	185M2	149M2	1,031,000	WESTGATE	910,000	199M2	74M2	860,000
MURIWAI	1,200,000	809M2	80M2	1,300,000		1,105,000	189M2	163M2	1,100,000
PARAKAI	810,000	572M2	108M2	780,000	WHENUAPAI	1,325,000	318M2	224M2	1,250,000
	4250,000	0M2	59M2	390,000					
RIVERHEAD	1,850,000	11137M2	161M2	1,887,120					

DISCLAIMER: These sales figures have been provided by a third party and although all care is taken to ensure the information is accurate some figures could have been mis-interpreted on compilation. Furthermore these figures are recent sales over the past 30 days from all agents in the area.

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STEP ON THE PROPERTY LADDER

2 1 1

\$749,000

2 / 10 Wickstead Place, Massey Asking Price \$749,000

I seldom find a home that offers so much and is so affordable. This home offer exceptional value for money with options for lounges/ study, office and relaxing. A simple two bedroom home with a large open plan lounge-dining integrating into a very useful and expansive conservatory, offering stunning sunshine and options for office/ study or 2nd lounge. Off street parking and a single garage for treasures, which the lawn area and plantings are low maintenance and park-like. A short stroll to the inner harbour, convenience shopping, schools and parks. Make your move to home ownership call me today.

www.mikepero.com/RX3477990



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027 632 0421
09 412 9602

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EXTENDED FAMILY OR BLENDED FAMILY - ROYAL HEIGHTS

5 2 2

\$1,249,000

3 Bangla Place, Massey Asking Price \$1,249,000

If your expecting to house all of the family plus some, you'll need a big home with multiple living and outdoor spaces, you'll also need some clever parking options and a fully fenced yard for the cutties and the critters. Well you've found just that. A near new, multi-level home that delivers more than you thought possible in its price category. Tucked away, off-street parking for four cars (tandem) and double garage, moving up to an expansive lounge-dining-kitchen with direct access to sunny and expansive entertainment decking and fully fenced yard, peppered with mature trees for shade and ambience. Two bedrooms and bathroom and guest w/c on this level and up-stairs three more generous bedrooms, separate lounge and bathroom. Delivering the perfect environment for a mixed, blended or growing family.

www.mikepero.com/RX3269528



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RURAL ASPECT CLOSE TO WAITAKERE PRIMARY SCHOOL

3 2 1

\$835,000

5 Northfield Road, Waitakere
Asking Price \$835,000

A 1950's three bedroom home in a quiet hamlet, overlooking farmland and yet close to Waitakere Primary School, services and park. Set on 850 square meters, this is a unique home that can host the full joys of family and friends in an environment that extends to alfresco living, outdoor pursuits and garaging tinkerers, all in the confines of this fully fenced property. Lovingly presented to reflect its pedigree and offering a neutral canvas for you to fully express your individuality. Available immediately for you to claim and move on in. Close to transport links, convenience shopping, Waitakere Primary School, and a short drive to Swanson Rail Station, Bethells Beach and Westgate Shopping hub. Motivated Vendor welcomes your interest today - You won't be disappointed.

www.mikepero.com/RX3526152



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STUNNING 1970 'S PERIOD HOME ON 680SQM (APPROX)

4 2 2

Asking Price \$998,000

7 Zita Maria Drive, Massey
Asking Price \$998,000

Seldom found, this represents "fantastic character living", a big and bold four bedroom home offering elevated living with easy access to everything you love. If you've been seeking the right house to stamp your mark with family or if you're a buyer wanting space to live, develop, add value and tinker, this is "the one". An absolute 1970's treat with three bedrooms downstairs with bathroom and laundry and an oasis upstairs with master suite and bathroom. Lots of room and great light. Open plan dining and lounge opening out to decking and patio area, while a bar-b-que area, double garage offers options to entertain and tinker. Set on a private 680 (approx) square meter section, peppered with trees, and close to schooling, convenience shopping, Transport links, Westgate and Costco Megastore.

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BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Oraha Road, Huapai
By Negotiation

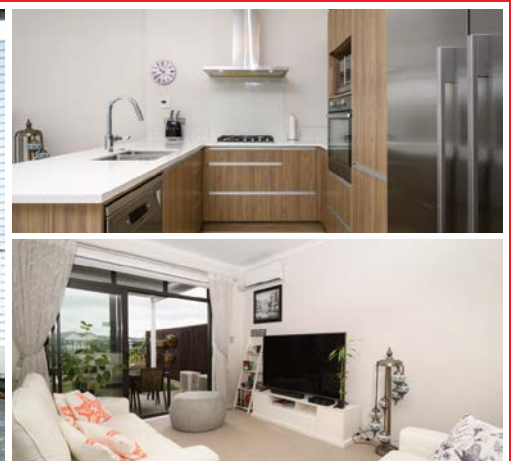
Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking. A large shed and carport offers storage options while the yard is full of mature fruit trees. Fully fenced, flat section with services in the street. A short distance to parks, schools and convenient transport links. Invest today for options tomorrow.

www.mikepero.com/RX3226379



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NORTH FACING ALFRESCO - HUAPAI BY THE PARK

4 1 2

\$1,020,000

12B Dida Park Drive, Huapai
Asking Price \$1,020,000

A near new Universal home, set within a quiet suburb and enjoying a stunning north facing aspect overlooking the park. Set over two levels this 153sq meter (approx.) townhouse delivers generous space and outstanding sunshine. Downstairs has a fully carpeted multi-use single garage, storage, guest w/c and wide open plan kitchen, dining and lounge leading out to open/close pergola patio and access to park. Upstairs connects four bedrooms off a central corridor bathroom and ensuite and walk in off the master. Master and guest room/ office also enjoy park views. Set in an established suburb within Huapai Triangle the home has close access to Huapai Primary School, Access Road Film Studios, convenience shopping, restaurants, bars and transport links.

www.mikepero.com/RX3505936



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027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



STAND ALONE ON 450SQM, STUNNINGLY GOOD

3 1 1

\$849,000

17 Chorley Avenue, Massey
Asking Price \$849,000

An absolute treat is on offer here on Chorley Avenue, this homely bungalow offering the best of suburban living with private and quiet section, yet close to schools, amenities and transport links. Make the most of this great real estate, priced well and positioned well with Northerly aspect, framed in lawn and peppered by fruit trees. Three bedrooms, one bathroom, separate laundry, with open plan lounge-dining opening out through french doors to north-east decking and patio area. Good parking as you enter section. A master-class in homeliness awaits you. Close to Henderson shops, schools, convenience shopping just up the street with transport links.

www.mikepero.com/RX3493287



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09 412 9602

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HIGH END BUILD - LOADS OF EXTRAS - CORNER SITE

4 2 2

Asking Price \$1,249,000

17 Moemoea Avenue, Huapai
Asking Price \$1,249,000

Near new, and built to a high standard with excellent attention to detail, high 2.7m internal roof height throughout and a significant list of upgrades that will delight and inspire you to secure this sun filled home. This seldom listed corner site delivers fewer neighbours, more sunshine and open aspect, so you feel you have space and an ambience that is hard to match. A beautifully presented four room brick and weatherboard blend with robust coloured steel roofing, while the layout provides excellent separation between the master bedroom and the family rooms. Two bathrooms and a guest w/c while the entertainers kitchen integrates seamlessly with lounge, dining area and alfresco decking and yard. A short drive to Huapai Primary School, convenience shopping, bars, restaurants and public transport.

www.mikepero.com/RX3399606



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FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

Lot 2 / 337 Ararimu Valley Road, Helensville By Negotiation

Offering a flat and usable 2.3 hectare (approx) land lot offering some significant benefits:

- An unconsented 150sqm (approx) plus high stud barn
- A deep bore with water rights accessing a deep spring aquifer
- A pre-existing house site (house removed) with septic and water tanks
- Power, water and waste infrastructure on site

This is a rare opportunity to buy land that has infrastructure already in place, and although it has no house on site it offers opportunity and improvement value.

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ELEVATED LIFESTYLE LAND, VIEWS ARE PLENTIFUL

By Negotiation

Lot 1 / 30 Mahana Road, Waimauku By Negotiation

Good land is hard to find and this land is picture perfect, offering a significant building platform, with extensive views and excellent soil composition. Set on Mahana Road, the land has services at the gate and provides a canvas that is fenced and has pockets of planting for privacy. If you are ready to build, this land is ready to go, with clean title and great access. We invite all land buyers to view this outstanding land offer in the heart of Waimauku. A short drive to beach, convenience shops, school and transport links. Make this decision the start of something truly amazing.

www.mikepero.com/RX3492154



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Blackout Electric

Established in August 2020, Blackout Electric is a local family owned and operated business, run by Sebastian Weaver, a registered Electrician with over 16 years' experience in the industry.

After completing his apprenticeship and spending a number of years working for various companies, learning the ins and outs of the industry, Seb decided it was time to go out on his own and build his own business from the ground up - since then, he hasn't looked back.

After being in business only a few months, Blackout Electric had generated enough



business to bring on an apprentice, and approached Kaipara College and their Gateway Programme. This is where we found Branden, who is currently enrolled in his first year of an Electrical Apprenticeship. Seb is incredibly passionate about passing on his knowledge to others who want to be in the trade, and really enjoys seeing them succeed and become successful electricians themselves. Branden has been a fantastic addition to the Blackout Electric family and continues to develop his skills under the ongoing guidance of Seb.

In December 2020, Seb's wife Toni joined the team in a full time capacity running the Office and Administration side of the business.

Since starting Blackout Electric, we have experienced a huge amount of loyalty from local customers and businesses alike. Customers who not only continue to use our service, but refer and recommend us to their own family and friends. This is a testament to the service we provide, and the reason we continue to grow as a business. Blackout Electric are striving to be the number one choice for local electrical services. We hope that as time goes on, when people think of electricians they will think of Blackout Electric.

We specialise in all forms of residential and commercial electrical work. Including new builds and renovations, alarm systems, CCTV and AV, and general maintenance - From something as simple as a new power point, to an entire house rewire, Blackout Electric is happy to help.

Seb is highly experienced in delivering cost-effective, high quality workmanship - offering solutions, not problems. At Blackout Electric, we pride ourselves on exceeding client's expectations. We build a relationship with our customers that begins on the first day of contact, and only ends once they're fully satisfied with our work.

Contact Blackout Electric for all your electrical service needs. We can be found at www.blackoutelectric.co.nz or info@blackoutelectric.co.nz.

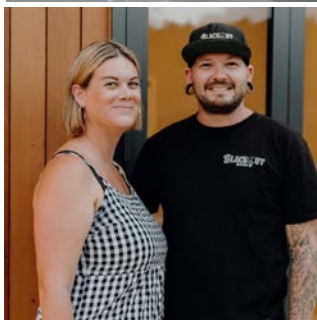
New Zealand Biosecurity Services

Summer is one of the best times to finally get on top of gorse. With the hot, dry weather the gorse is stressed and requires a lot less effort to control. Gorse is one of those pesky weeds that requires agrichemicals to fully control, and this weed is so tenacious that you can spray it, and miss one small tip of a branch and



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Home & Garden

the plant will continue to grow. If you undertake gorse control in the height of summer, the agrichemicals that you use are absorbed faster, and you can use the lowest concentration of agrichemical to kill the weed effectively. There are a number of thoughts out there about the best way to control gorse and by far cutting the mature plants down and applying a smaller amount of weed killer to stumps is the most effective method. Not only do you get instant changes by having the gorse cut, you use the least amount of chemical possible and any re-growth can easily be controlled before it gets too big. The folks at NZ Biosecurity Services have teams that can turn a gorse forest into native forest - send us an email and we can provide a no-obligation free quote on administration@biosecurity.net.nz.

Sculpture Gardens Guided Walk

Wednesday 22nd February -
9:30am to 11:30am.

Join David Bayly on a guided walk around the Sculpture Gardens as well as our native forest & farm trails at Kaipara Coast Plant Centre. As a one-off opportunity for this special event we will also be including access to a forest track that has previously not been open to the public thus offering a unique



gardens experience.

David will chat about the origins and establishment of the gardens, the history of the property plus conservation measures we have in place as well as answer any questions you may have.

Kaipara Coast Sculpture Gardens and its associated nature trail is located within some of the most stunning countryside in Auckland.

There are approximately 40 works of art along the 1km sculpture pathway, which are changed each November. The 2.5km nature trail meanders through long established as well as newly planted areas of native flora and with a real focus on regeneration and sustaining the ecological diversity and integrity of the area. There are also some amazing rural and harbour views.

The gardens were established in 1994 by the local Bayly family who still own and run it and are now a 4 star NZ Gardens trust nominee.

There are also games areas and many ideal locations to sit and enjoy a picnic as well as our cute little coffee shop in which to relax once you have completed the walk.

Please ensure that you wear suitable walking footwear and bring a drink (plus a rain jacket if the weather looks unsettled).

The walk will take approx. 2 hours and will be around 5km in length.

Venue location: 1481 Kaipara Coast Highway (SH16), 4km north of Kaukapakapa.

Tickets: \$10 per person, to Book: email - info@kaiparacoast.co.nz or phone - 09 420 5655.

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Laser Whenuapai has been trading since 1985 - so choosing us means choosing a solid, reliable, and experienced company that you can depend on. Not only can we offer you total solutions for all your plumbing, drainage, or roofing needs, we stand by all our jobs by offering warranties...and always use quality New Zealand made products.

Get in touch with us today on 09 417 0110 or whenuapai@laserplumbing.co.nz. We are open five days a week from 7:30am-4:30pm and are conveniently located at Unit 4, 3 Northside Drive, Whenuapai.



Kumeu Community Garden

Happy New Year everyone. Kumeu Community Garden (KCG) has had a great start to 2023 with an influx of new volunteers who bring a variety of skills, experience and most of all enthusiasm to the project.

The garden itself is thriving, you will notice it may look a little overgrown, even untidy however it is important to let the plants go through their whole lifecycle; this encourages organisms that are beneficial to the soil and provides nutrients to the soil structure that will enrich it. The end point of this lifecycle is what is commonly known as "going to seed" where the plant can naturally disperse its seeds across the garden resulting in more growth next season.

2023 is going to be a great year. If you would like to learn more about how you can be involved in something awesome in our community then we'd love to hear from you - whether you can commit to one hour a month or several hours a week - it doesn't matter. Many hands make light work. Message KCG via Facebook or email kumeucommunitygarden@gmail.com for more information.



Introducing Signature Homes Huapai Showhome

Searching for new home inspiration? Why not visit Signature Homes latest Huapai Showhome to experience the difference.

This dual pavilion home provides 199sqm of effortlessly light, bright, and beautifully sun-soaked living spaces.

Enjoy three thoughtfully placed bedrooms, separate media room, a spacious open-plan kitchen, dining, and living room that flows out onto a stunning louvered pergola and deck area - perfect for entertaining with friends and family.

Designed to reflect a welcoming coastal-inspired abode, the Huapai design perfectly celebrates nature and a connection with the outdoors. Featuring a minimal tonal colour palette of crisp white, paired with stunning wooden accents to further accentuate the modern coastal look.



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Contact Signature Homes West & North-West Auckland for more information on 0800 020 600.

Summer is here

Time to enjoy that lawn you have been preparing for the past few months. And now that summer has finally arrived we face the classic "lawn tragics" dilemma - loving the sunny days but really wanting some rain to continue too. Over the past few months we have had plenty of rain, and now that the sun is out it's practically perfect for lawn growth.

The grass is growing well and with frequent mowing on a high

setting (probably weekly), taking the top off the grass encouraging a tight, dense habit - it'll look fantastic. Those same conditions that help grass grow also are great for weeds, so you will need to stay on top of them. Use a specialised broadleaf spray to knock back those dandelions, paspalum etc and prevent them going to seed and creating a problem for next year.

If not enough rain they will need watering - hopefully you have a full rain tank and are able to use that to help your lawn. La Nina is supposed to keep giving us regular soakings, but if your lawn is drying out, keep the mower very high - a lush lawn protects the grass and aids its recovery when rain does come, it also protects the soil from baking. Maybe use a mulch mower to drive the clippings down onto the soil to act as a mulch barrier mulch covering and protecting the soil too

So kick back and enjoy your summer lawn, fingers crossed it only rains at night - and does a lot of it.

Gary Turton, Jim's Mowing.

Waimauku Garden Club

For 2023, Waimauku Garden Club has some more lovely gardens and outings planned. Last year we were still facing some of the aftermath challenges of Covid restrictions but we still managed to complete some great visits.

Our trips include visiting well and lesser known public and private gardens in the greater Auckland area. In 2022 we visited gardens in East Auckland, on the Kaipara Coast and some local Riverhead

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Home & Garden

and Waimauku gardens. In Spring 2022 we had a guided visit to Cornwall Park and were reminded of the fantastic facility Auckland has there in the centre of the city.

During the winter months we plan more indoor visits and last year these included lunch at The Beekeepers, a cinema visit, viewing the Greek exhibition at the Auckland Museum, Kelly Tarlton's and the Astrodome.

In January this year we visited some wonderful local gardens around Coatesville and Waimauku and for February we are visiting the gardens of well-known NZ gardener Lynda Hallinan in Hunua and then Puriri Lane close by. Future trips include other South Auckland gardens, a visit to Matakana, local gardens in Whenuapai and some indoor trips for the winter.

The Garden Club welcomes new members and we encourage you to join us on our outings. We have a Facebook page which you can view and if you have any queries please feel free to contact any of the committee members as listed below.

Ann 021 035 7406, Diana 027 478 8928, Gail 021 344 070, Maree 027 496 3006, Moira 027 498 9154 Sandi 027 318 4541.

Tile and grout cleaning and re-colouring

Are you tired of looking at your lovely tiled floor and walls only to be disappointed by the dirty stained grout lines? Traditional cleaning methods actually leave your grout dirtier and bacteria laden than before you started?



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extraction) and re-colour your grout to look like new again.

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We can also apply relative sealing to your tiles, both interior and exterior.

Another service we offer is a high-quality Belgian garage carpet (suitable for office spaces and rumpuses, etc.)

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Tough groundcover plants for tough areas

Most gardens will have an area where conditions are tough, and many plants struggle to grow in these areas. At Awa Nursery we have an area dedicated to these tough zones, and the plants themselves are subject to fairly harsh conditions at the nursery. We have a great variety of groundcovers currently in stock



which are tried and true in many a garden to counteract weeds, hold a bank together, or just survive in dry conditions. They also add colour and interest to your garden, and are low maintenance. We have many options, from the firm favourite Coprosmas (there are many varieties in the nursery) to the Mondos, Ajugas, Dymondia, Muehlenbeckias, Dichondria Silver Falls, Selleria, Acaena purpurea, Vinca, Leptonella dioica, and Thymus to name a few. Hebes are another great addition to your garden, thriving in many a tough area, and are very easy to maintain. Mostly flowering in summer, they provide nectar for the bees, and brighten up the garden with the long flowering period. Also, consider Flaxes, Grasses (both NZ Carex and Lomandras), creeping Rosemary, Star Jasmine, Liriope and Grevilleas, which are all proven tough plants. Remember your garden will always thank you if you mulch your garden especially when conditions are hot as it helps prevent the soil from drying out, suppresses weeds and improves fertility and health of your soil - plus it looks great! Pop along to Awa Nursery and see what we have that can brighten up your tough patch or call Nathan on 021

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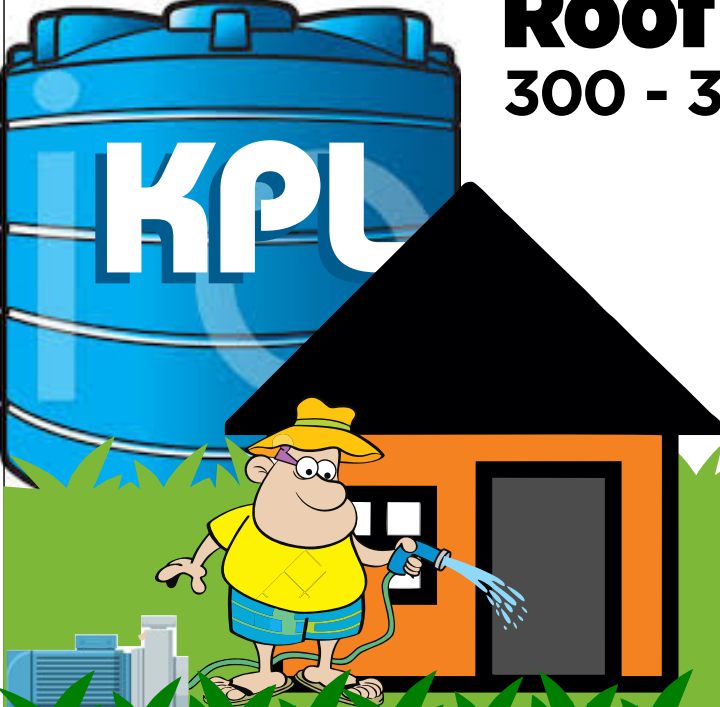
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Central's Tips

February 2023



The fruit and vegetable garden

- **Seeds that can be sown into the soil** directly include radishes, beetroot, and carrots. Brassicas: cabbage, broccoli and cauliflower can be sown in trays for planting when it's cooler
- **Liquid feed** with Aquaticus Garden Booster – it helps keep the soil healthy and adds nutrients for plants to use
- Autumn crops such as feijoas and passionfruit are developing now, so **water deeply once a week**
- **Leek planting time:** plant leeks with Garden Mix into 10mm deep holes - using a pencil works well. The soil will gradually close around the leek. Keep watered
- **Thought you'd missed the basil season?** Planting or sowing basil seed now is just fine
- **Regularly harvesting zucchinis is an absolute must** – they grow to marrow size very quickly and there are only so many times you can serve stuffed marrow in a summer season!
- Use an **organic pesticide** such as Bugtrol to control white butterfly on tomato plants etc. Spray very early before bees are active
- **Late ripening apples and pears** can still be thinned out if the fruit clusters are too crowded. This will allow good size fruit to develop

The ornamental garden

- **Refresh pots and hanging baskets** by adding new summer seedlings and foliage plants. A couple of weekly liquid fertilizer applications and they'll come away again, lasting right through autumn
- **Dahlias are the modern craze** – these plants will go on flowering right through autumn if kept watered, staked and deadheaded
- **Softwood cuttings** (camellias, fuchsias, eriosytemons and lavenders) can be struck now. There's nothing more satisfying than free plants. Youtube offers great 'how to's' on propagation by cuttings
- Two NZ plants, the **cabbage tree** and the **kowhai**, suffer damage from caterpillars munching on fresh foliage in summer. A fortnightly spray with natural Bugtrol will deal to the problem
- **Weeding is good** – it lets desirable plants grow on in the summer heat. But don't trim hedges and other evergreens – the exposed foliage will burn in the sun
- **Fancy some flowers?** Several reliable perennial plants will offer months of blooms including Peruvian lilies (alstroemerias), salvias, daisies, phlox, petunias and dahlias
- **Luculias** are bushy shrubs or small trees that produce pink or white flowers in autumn. Beautiful, scented flowers make them a garden delight – they're in garden centres now

Project for February

Bring the beach home to the garden

Lay crushed shell paths or courtyards, or use around coastal themed plants such as succulents, ice plants, muhlenbeckias or arctotis. Visit the beach for some sculptural driftwood and enjoy!

For crushed shell, sand and other products, visit centrallandscapes.co.nz





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Berba is back!

For as long as we can remember we have celebrated harvest through our Berba Festival. Inviting anyone and everyone to come and join us in our excitement for the new vintage and having harvest underway. Over the 4th & 5th of March, we will be celebrating harvest in true Soljans style! With grape stomping, winery tours, good food, award winning wine, live music, wine deals and many more activities this event is perfect for all ages. Visit our website www.soljans.co.nz for more information and to book your spot!



Choc-Coated Blue Coconut Ice Block Recipe

Just in time for summer! Blue Butterfly Pea Tea is the star ingredient used to create the vibrant blue colour in this recipe. Use any of your favourite herbal teas in place of the Blue Butterfly Pea Tea and vanilla essence to create your own unique flavours of ice blocks.



Blue Butterfly Pea Tea has a mild, slightly grassy flavour is a best used as a colourant in beverages, desserts and baking or used as a dye. It will change from blue to cerise pink with the addition of lemon juice which can be a fun experiment for kids.

Ice Block Ingredients: 2 tablespoons Blue Butterfly Pea Tea, 3

tablespoons boiling water, 400ml coconut cream, 2-3 tablespoons maple syrup (depending on your taste preferences), 2 teaspoons vanilla essence.

Chocolate Coating Ingredients: 2 tablespoons coconut oil, 2 tablespoons cocoa, 2 tablespoons maple syrup, ½ teaspoon vanilla plus 4 tablespoons toasted, shredded coconut to sprinkle over.

Method: Make a tea by adding the boiling water to the Blue Butterfly Pea Tea. Allow to steep for five minutes, then strain and squeeze all of the liquid from the flowers. Next, add the coconut cream, maple syrup and vanilla essence to the tea and mix well. Pour into ice block moulds, place a stick in each mould and allow to freeze for a couple of hours until set. You may need to adjust your ice block sticks when the mixture is partially frozen.

Once frozen completely, make the chocolate coating by mixing all of the coating ingredients together and heating gently until the coconut oil has melted. Mix well. Working individually, spoon the coating over the ice block, then sprinkle over the toasted coconut and place onto a lined tray. Repeat until they are all completed, then place in the freezer for 5 minutes to set, or until you are ready to enjoy them.

Blue Butterfly Pea Tea and other herbal teas are available from our website: www.NewZealandHerbalBrew.co.nz. Also, check out our selection of recipes showing you how herbal teas can be incorporated into various foods and beverages.

Good From Scratch Cookery School

Happy New year to all! It's hard to believe the kids are almost back to school and once again the lunchboxes need to reappear

This is a great Lunchbox filler packed full of delicious goodies and so simple and easy to make the kids can make them!

Weetbix, cranberry and seeded museli bars

Prep time: 20 minutes

Cooking time: 30 minutes

Makes: 20 bars

4 Weetbix, crushed

1 cup cooking oats

2 tbsp peanut butter



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2 tbsp coconut oil
 4 tbsp honey
 100gm dark chocolate
 ½ cup raisins
 ½ cup cranberries
 ¼ cup pumpkin seeds
 ¼ cup sunflower seeds
 Pinch cinnamon
 Pinch salt

Preheat oven to 180°C and line a 20 x 30cm baking tray with baking paper. Place the peanut butter, chocolate, honey and coconut cream into a heavy-based saucepan over a low heat. Stir until melted together.

Combine the remaining ingredients in a large bowl.

Pour the hot chocolate mix over the dry mix and work quickly to combine. Press into baking tray and put in oven for 30 minutes. Remove from oven and allow to cool completely (finishing in the fridge) before cutting into bars.

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Don Buck Honey is the brand of a West Auckland beekeeper who sells honey produced locally as well as from the Far North. My Waitakere Forest Honey from Nov-Dec 2021 won a silver medal at the June 2022 Apiculture NZ Honey Awards. Please visit my online store to see the full range of honey varieties and the bulk prices for cartons of honey pots - a great idea for lower cost consumable gifts. www.donbuckhoney.co.nz.



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Health & Beauty

Butyrate - another reason to eat more plants!

I know you would have heard me banging on about short chain fatty acids in many of my posts and blogs... They are the magic potion in gut health and butyrate is one of them. I know this might not be the most exciting post of the year but this is something you need to know about if you want a healthy gut, mind and body.



Butyrate (sometimes known as butyric acid) is one of the three main short chain fatty acids made by our gut bacteria when they ferment fibre in our large intestine. The other two are acetic acid and propionic acid.

It is the main source of energy for the cells that make up the lining of our colon, which is needed for their health and function. It is also thought to prevent colon related to cancer due it creating a slightly more acidic environment, supports our immune system and may also reduce inflammation in the gut.

There have been some interesting studies to show how butyrate supplementation specifically has reduced the symptoms in inflammatory bowel diseases and irritable bowel syndrome. May reduce insulin resistance and reduce the risk of diabetes, cardiovascular disease, Parkinson's disease and Alzheimer's and one study showed that it improved deeper sleep (in rats).

Butter, cheese, milk and sauerkraut are good sources of butyrate but you don't want to have too much of these and the amount is

tiny compared to what your gut bacteria produce. The best way to get it is to eat fibre rich foods that encourage the natural production of it in the gut such as fruit, vegetables, legumes, whole grains and resistant starches such as cooked and cooled potatoes and rice (those potato and rice salads are great this time of year).

Just another reason to up those plants in your diet - start small and increase slightly over time. Eventually you want to be eating up to 9 servings (fistful) of plants a day and 30-40 different varieties a week - that's the goal. If you have any digestive issues then starting small is key.

Please email me if you have any questions or would like to organise a free chat to see if i can help you increase your veggie consumption and make 2023 your year of health.

Please contact me at admin@sarah-brenchley.com if you would like to learn more.

New year, new school, new smile

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Don't wait for problems to develop, let us teach you how to take care of your oral health and keep your teeth strong and beautiful for life.



Visit your dentist for your annual examination, which includes X-rays, scale & polish, preventative health education and treatment.

As all students from Year 9 onward until their 18th birthday are free - why wouldn't you?

You will learn how important it is to brush your teeth twice a day, floss regularly and eat a well-balanced diet. This is a great time to develop good habits which will benefit you greatly for the rest of your life.

Here at Kumeu Dental, we can look after all your needs in our modern, friendly premises. Late night, Saturday and school holiday appointments are available to fit your schedule.

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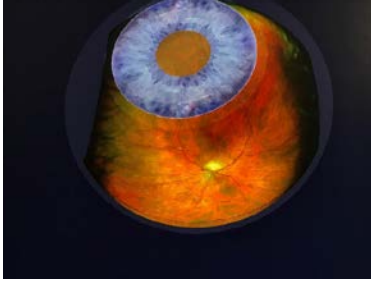
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Health & Beauty

Look into my eyes

Once upon a time optometrists looked into your eyes with a special torch. They'd shine a beam of light through your pupil to see a tiny part of your retina but couldn't see very far because your eyeball is round, and the pupil is small. Only 10% of the retina was visible.



In 1992 optometrist Matthew Whittington was intrigued to read of a wonderful new machine invented in Scotland by an engineer whose 5-year-old son had tragically lost sight in one eye from a retinal detachment. The Optomap combined scanning and curved mirror technology to image 82% of the retina in a single image! But to Matthew's frustration, for almost 20 years the machine was only available in the Northern Hemisphere. Finally in 2011 Optomap debuted in Australia, and Matthew promptly crossed the ditch and bought one: NZ's first (right here in Kumeu).

Today Matthew and Molly's practice For Eyes uses a shiny new, improved Optomap to look into the eyes of every patient.

Get them to look into your eyes, and see the big picture.

For Eyes is in the Kumeu Shopping Village 90b Main Rd Kumeu: phone 09 412 8172.

Caci's guide to glowing skin for 2023

Do you want to feel confident in your skin? Banish skin troubles and get your Caci glow with us in 2023.

It's time to put your skin health first. As the largest organ in your body it sure works hard for us, and we are here to help you show your skin the love it deserves, so you can feel confident in your skin.

Take advantage of our amazing special offers for the new year:

• Sign up this month to our Membership and get a skincare starter kit valued at up to \$157; plus you'll take home our membership



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Phone: 09 412 8172
email: foreyes@foreyes.nz
website: www.foreyes.net.nz

Matthew and Molly Whittington, optometrists in the Kumeu Village since 1993
Open 9-5 weekdays, Kumeu Village, 90 SH16 Kumeu

welcome pack including a facial on us and a Caci facial headband.

- Visit us for a complementary skin consultation and enjoy our Hydradermabrasion treatment for \$99 (usually \$130)
- Visit us anytime and discuss which products and treatments would benefit you best; we are for you.

At Caci we know that great results take time. That's why our team of experts have designed our memberships. We can personalise a treatment and payment plan just for you.

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Get fresh, bright, and healthy skin with a combination of tailored skin-conditioning treatments.

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- Freedom: Your Laser Hair Removal Membership

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Cat lovers we need your help

The NZ Cat Foundation has a sanctuary based in Huapai which houses over 150 cats. We offer safe sanctuary for older, disadvantaged and un-homeable rescue cats where they can live out their lives in safety and comfort. We need regular volunteers to help with routine chores so our cats can



enjoy happy, healthy, safe lives. We are looking for volunteers who are mature, have a sense of responsibility, are good team players and dedicated animal lovers. Helping at the sanctuary is a popular way to fulfil community service hours for Duke of Edinburgh, St John's, Scouts, Guides, church, university, animal sciences studies, etc. We are happy to sign off on your hours and provide any needed verification of your service. We rely heavily on volunteers on a daily basis and desperately need more.

Financial and food donations are also urgently needed to cover vet and other costs associated with our sanctuary. The NZ Cat Foundation also supports community Trap-Neuter-Return programmes and helps feed and care for many cats living in the community. Please visit our website for more information on volunteering and how to donate at www.thenzcatfoundation.org.nz. You can also email - volunteers: volunteer@thenzcatfoundation.org.nz donations: info@thenzcatfoundation.org.nz.

The value of play for school readiness

Here at Country Bears, we have always known the importance of play, the values it brings on how children learn all the necessary skills in order to succeed in their journey at school. Early childhood teachers know the importance of play and how this should be at the forefront of all learning, especially for children up to the age of seven. Through play here for the children at Country Bears, they learn about problem solving, teamwork, cause and effect, science, literacy and maths (just to name a few!) - all while playing in nature.



Here in New Zealand, there appears to be this idealism that if your child can read and write from an early age, they are intelligent and will do better in life.

Nathan Wallis, parenting expert, renowned neuroscience educator and founder of X-Factor education, states that "Longitudinal studies show that the more free play there is in early childhood, the less statistical chance there is the child will go to prison". Nathan also believes that children need to have an emotional disposition (trait) towards learning before moving into a more formal and repetitive way of learning, such as learning numbers and letters.

We are hearing of primary schools employing early childhood teachers and integrating a play-based learning curriculum with their Year one and two children. This is based on all the research that children's logical brains do not start to develop until approximately the age of 7.

As part of our transition to school process, management and the teachers have made connections with the local schools to find out their expectations on the skills children need to have for a child's successful transition to school. The schools came back with similar attributes, but the ones that really stood out, were for children to be able to follow simple instructions; such as knowing how to line up behind, beside, in front of etc. The other common aspect was that children have a good range of self-help skills, such as being able to dress themselves, toilet themselves, put things away in their own bag. A few schools did say, if they can identify their name, write their name, and identify letters and numbers, that is a bonus. If children have access to books and are read to at home, reading and writing will come to all children when they are themselves, developmentally ready.

Country Bears - a friendly and engaging family atmosphere, reflected by our beliefs. With over 25 years of experience, Country Bears is the name in childcare that you can trust. We are proud of who we are and how we got here, and we are committed to continue to provide this Country Bears quality for another generation.

Please feel free to come and have a look at our beautifully placed Centre with our professional and caring team of teachers. Check us out on our Facebook page: www.facebook.com/cbearsec

Tanya Franklin - The Travel Brokers Kumeu

VIKING Cruises have just introduced their brand-new 32-day Grand Australia Circumnavigation 20 January to 20 February 2025

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of Perth, Adelaide and Melbourne as you journey around Australia. Sydney to Sydney - 32 days with 16 ports including an overnight Bali & a visit to Komodo. 15 included shore excursions

With only one 2025 departure we encourage you to book your stateroom now because this will sell out fast, the Suites are already being snapped up.

A Verandah cabin is from AUD\$ 19,995 per person, this includes an early bird saving of AUD \$1,000 per person with our limited time new cruise launch offer.

Gorgeous Scandinavian decor, simple light woods, natural tones & and luxurious fabrics, simplicity at its best. Medium size ship, but just 900 passengers means there is plenty of space to spread out.

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Wine & beer at mealtimes, and a very cheap USD\$25 per day if you want the all day all inclusive drinks package if you feel like cocktails, a wide selection of wine & spirits, aperitifs etc.

Or you can BYO drinks on board, bring your own bottle of wine to drink on your balcony, as you have a fridge in your cabin, or you can even bring your wine to any of the public areas onboard the ship, the staff will happily pour into their glasses with no corkage fee.

One complimentary shore excursion in every port.

Complimentary barista coffee & homemade snacks at the café.

You have paid up front for the cruise, and Viking don't want you to have to pay for anything more.

I love that you really cannot spend onboard unless you want a massage or purchase from the boutique.

As a self-employed local business owner, I support Waimauku School, Waimauku Scouts, and both the Waimauku & the Huapai-Kumeu Lions clubs, and I just love being a part of our fantastic community.

Tanya Franklin - The Travel Brokers Kumeu, email tanya@ttb.co.nz, or 021 254 9169, www.thetravelbrokers.co.nz/tanyafranklin/aboutme.

Become A Hospice West Auckland Volunteer

Volunteering is a rewarding and empowering way to make a difference to someone's life that can help give meaning to yours.

Time is one of the most precious things we can give each other. Often just having the time to make a cuppa for a patient, chat with a family/whanau member, or help at one of our Hospice Op Shops or a fundraising event can make all the difference to our organisation



Pete Sinton
Managing Director

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petesinton@townplanner.co.nz

and the people we care for.

Volunteering can be an enriching experience in so many ways: Learn new skills, Meet people and make new friends, Increase your self-confidence and mental well-being, Learn about different cultures, Try something different and have new experiences, Know that you are giving back to your community as part of a wonderful organisation.

No volunteer experience is necessary to join our team. All of our volunteers attend Hospice orientation programmes and we provide specific training as required. To find out more please contact us at volunteerservices@hwa.org.nz - we'd love you to join us!

Ready to put your resolutions into practice?

Astramana™ Healing Services wishes all readers and our clients a very Happy New Year!

A lot of us start the New Year with various goals and resolutions we wish to achieve. However, we often start the year off with the best intentions, but as the year goes on we tend to slip as life moves on and we get back into a normal routine, how can we change that?

Goal setting is part of everyday life. Setting ourselves small and easily achievable goals on a daily basis will help us to successfully achieve the larger goals we have in life such as stopping smoking, weight loss, saving money for a holiday.

To create a goal, we can use the SMART Goal Setting Guide: our goals should be: S: Specific. M: Measurable. A: Attainable. R: Realistic/Relevant. T: Time- Based



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It is important that your goal is specific, identify specific targets you hope to achieve at different stages, make sure your goal is achievable, otherwise you could struggle with success. The goal needs to be realistic and relevant to you and put a time frame on it, as this will help you to move towards success.

Astramana™ Healing Services can help you achieve your goals and New Year's resolutions. We can't do it for you, as only you can, but we can help you, through the various services we offer. We offer hypnosis, energy healing workshops or just one on one motivational support or tarot reading.

Later this year, Astramana™ Healing Services will be offering a psychic self-development course where you can join like-minded people to open your psychic abilities, or join us for our first 2023 Reiki level 1 workshop, the higher levels will be taught throughout the year. Please contact us for details and register your interest for any of our workshops.

Astramana™ Healing Services, was founded by International Hypnotist, Reiki Master-Teacher, Clairvoyant & Tarot Reader Jason Mackenzie. Please visit our website: www.astramana.com or email astramana@gmail.com, phone/ text us on 021 0277 0836 with any questions or to book a session, workshop or a New Year's Tarot reading. We offer a mobile service to those out West Auckland.

Road repair recklessness

By Kaipara ki Mahurangi MP Huapai-based Chris Penk. There's a fine line between an excuse and a reason. Whose fault is X? When did Y begin?

When it comes to the state of our rural roads, your vehicle doesn't understand the difference. Put more precisely: your wheels don't know and your axle doesn't care.

I'm much more interested in talking to someone (anyone!) who can help change the situation. But, in order to do that, it's important to highlight the issue so that we're all starting on common ground about what's needed.

At least half the calls and emails received by my electorate office in the opening weeks of January (and most of the social media interactions) have been about the state of road in north and northwest Auckland. Naturally I respond by making this my priority in terms of lobbying for change.

I've written a letter setting out the situation and appealing for assistance. That's gone to everyone in the central government world of transport policy from the Minister down. And in the local government space I've included various key figures, with elected representatives and Auckland Transport among them.

The priority going forward should be an effective, timely management maintain and repair the roads, culverts, potholes and ruts. In other words, we need a maintenance programme that works. Instead of pouring money into the cracks like so much "hot mix" that lasts just days or weeks, we need to invest properly.

We also need to move past the culture of excuse-making that points to the fact that it rains lots in Auckland (no kidding), that more funding would be helpful (wouldn't it always), there are still issues related to Covid19 (seriously?) and the prioritisation of other projects (now we're getting warm: think that infamous bike bridge proposed for the Harbour Bridge).

The big debate in relation to central and local government shouldn't be in the nitty gritty of funding percentages. We must be honest about what we expect council agencies to do: get the basics right and leave the fluffy stuff well alone.

I'm pleased that National remains firmly of the view that the Local Government Act should be amended back to mandating councils to do the basics. The expansionist aims of the current government need to be reversed, so that ratepayer revenue can be spent where it counts. Like on the roads.

De-stress with CAB Helensville

A little stress is good for us. It creates a sense of urgency to get things done. A lot of stress however is quite the reverse. The damaging, negative effects of excessive stress are well documented for virtually all of us- Covid-19 has bought unwelcome stress to everyday life.



Businesses damaged or even destroyed, long-lasting health issues and deeply personal distress are just a few of the effects we have all been subject to in one form or another.

The first reaction to stress is often to assume we are the only person feeling it. Everyone else seems to be coping and as we try to "soldier on" this impression grows more severe. We can then feel more



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Authorised by Chris Penk, 134 Main Road, Huapai.



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isolated and finally unable to cope. This is when stress becomes a serious threat and needs to be dealt with.

This is where Citizens Advice Bureau Helensville comes into its own. Available to all from Monday to Friday, 10am to 1pm, staff and volunteers offer a free, confidential and non-judgmental service. It starts with a "listening ear" where issues are identified through confidential discussion with a trained volunteer, followed by potential options being identified so the client can be empowered to provide their own solution.

Your local CAB has its own data-base of information collected and updated through experience over many decades of service to the community.

CAB Helensville manager Rani Timoti says it has been a busy start to the year with client enquiries so far including help with a CV and digital literacy support; dealing with neighbours; relationship and marital issues; business and financial struggles; immigration matters and complaints about banks, companies and organisations.

"It's wonderful to have our volunteers listen, support and help clients professionally with such a wide range of issues. Our face-to-face, online and phone enquiries have all been quickly actioned after our holiday break and we expect some traditional patterns, including the after-effects of Covid cautiousness, to reveal themselves in the next few months."

Our strong relationship with our JPs, who are often also CAB interviewers, has seen an influx of clients being looked after with their specific needs.

"So don't feel like you're the only one going through something- we may have the torch for the light at the end of the tunnel," Rani says.

Come visit our friendly volunteers Monday to Friday at 16 Commercial Rd. Other options include by phone 09 420 7162 or email: helensville@cab.org.nz or go to <https://www.cab.org.nz/> for our national website.

Reviewing the past and setting goals for the future

By the time you read this, the Christmas holidays may be a distant memory. The kids are back at school, and the traffic is back to its

worst.

Over the holidays you may have had time to reflect on 2022 while you recharged from another strange year. What did you learn? If you were to have a second chance, what would you have done differently? What were your achievements? What are you going to do differently in 2023?

This applies to both your personal life and your business life although there is often a crossover. While there are many challenges that are outside of your control, your decisions drive your successes and failures.

As a business owner you have a big impact on the quality of life of those who work for you and with you. Consider how 2022 has impacted them, both from a work perspective and a mental health perspective. With the labour market so tight, employers who look after their staff are more likely to retain their staff.

As the financial year draws to a close, now is the time to set priorities and budgets for the next financial year.

- What worked well in 2022 that you need to keep doing?
- What didn't work well that you need to stop or change
- What did you say you were going to do, but never got around to?
- Has your business vision changed?
- Do you need to modify your plan to fit within the changing business environment?
- What do you want to achieve this year?
- What suggestions for improvements do your employees have?
- What support do you need to reach your goals?

Include your staff in your discussions. It is often helpful to have these conversations off site so that you can avoid the distractions of day-to-day work.

Start the year the way you intend to carry on. Be deliberate in your decision making. Step outside your comfort zone.

Ann Gibbard is a Business Success Partner with Oxygen8 Consulting. For help with growing your business or improving its profitability, preparing your business for sale, or for a free Business Diagnostic, contact Ann at ann@oxygen8.co.nz or 021 682 014.

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